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MINUTES OF A REGULAR MEETING OF THE CITIZEN'S ADVISORY COMMITTEE MEETING OF THE MISSION BAY AREA THURSDAY, JULY 10, 1997

SFRA: 770 Golden Gate Avenue

Meeting Participants

CAC Members: Jack Davis, Chuck Turner, Andrea Jones, Lonnie Lawson, Stan Smith, Michael Willis, Barbara Westree, Anna Yee, Clifford Graves, John Wilson, Robin Chiang, Kevin Beauchamp, Dick Millet

Staff: David Prowler, Stan Muraoka, Derek Fleming

The meeting was called to order by Anna Yee at approximately 6:15pm. Minutes were amended and approved at the conclusion of the meeting.

David Prowler made several announcements.

1. The Redevelopment Commission acted last Tuesday to recommend to the Board of Supervisors the formation of a Mission Bay South Redevelopment Survey Area. This is the first step that is taken to form a Redevelopment Project Area. The legislation will be introduced by Supervisor Amos Brown at the Economic Development, Transportation, and Technology Committee in about a month.

2. Ballpark items: The EIR was certified and both the Redevelopment Plan and the General Plan were amended in actions taken by the Planning and Redevelopment Commissions. The Planning Commission unanimously approved the design of the Ballpark. The street vacations hearing will be at the Board of Supervisors where there will be public testimony on Monday the 14th. A hearing on the lease will be at the Port Commission at 10:00 in the Ferry Building on Wednesday the 16th. The Owner Participation Agreement goes before the Redevelopment Commission on the 22nd of July. On July 28th, all of the transaction documents go before Board of Supervisors for actions.

3. The Mayor appointed a few new members to the CAC. Cliff Graves, Director of Bay Area Life Science Alliance (BALSA); Dick Millet, President of Potrero Hill Boosters; Don Marcos with Mission Hiring Hall / South of Market Employment Center. John Wilson, Managing member of the LLC that owns the property at the northwest corner of 3rd and Mariposa St; Robin Chiang, a local architect and Kevin Beauchamp of the UCSF campus planning office.

4. Mayor Brown has received a Conceptual Framework for a proposal for Mission Bay South. It is very similar in format to the document that has already been discussed for Mission Bay North. The Mayor has accepted and endorsed the plan very

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enthusiastically. There were copies of the proposal and the Mayor's letter to the Redevelopment Commission made available at the meeting.

Catellus Presentation on Conceptual Framework

Don Parker of Catellus described the process of arriving at a Conceptual framework for the proposal for the South of Channel area, beginning with the north of Channel. Don stated that in an initial look at Mission Bay, the focus was almost entirely on the North of Channel because of the dynamics of the marketplace. Catellus noticed the development of South Beach, Muni Metro, the 280 extension on King St. and the Giants Ballpark. Catellus took those as sign that the project should start in the North of Channel area. A plan was then created that included 3,000 units of housing and up to 600,000 square feet of retail that eventually became a North of Channel Conceptual Framework for Proposal which was accepted by the Mayor in September of last year. Not long after, Catellus received word that BALSA was interested in how Catellus could accommodate UCSF's needs in a location in Mission Bay. Don said that a challenge by BALSA and the City to accommodate UCSF moved Catellus to focus on MBSouth since the only place to fit UCSF was in the South of the Channel. There was also a challenge to start the process for the RFI building, which is the first laboratory building for UCSF in MB South, by the end of this year or the early part of next year. Roughly four acres have been rezoned for the RFI building.

Don said the planning for the South of Channel not only accommodates UCSF's, needs and is aimed at producing a plan which could be built and that meets the needs of the City, Catellus and UCSF. There was a lot of time taken to understand the infrastructure as well as traffic concerns. Hazardous soils condition testing for the entire project area is underway. Don concluded by saying that the initial intention was not to proceed with the South of Channel, but with the inclusion of UCSF a great opportunity presented itself.

Andrea Jones, also of Catellus, said that she would briefly go through the land use plan and suggested that everyone really look at the Conceptual Framework document. She added that if there are any questions, anyone can either call her or talk to her in subsequent CAC meetings. Andrea then described the general land use Plan for South of Channel. The South of Channel plan covers about 220 acres. It includes a 43 acre UCSF campus. It also has 3000 units of housing, both market rate and affordable, rental and for sale. The average density for the Catellus portion of the residential is 120 units per acre with a maximum of 150 units per acre. The City affordable sites represent about 90 units per acre. In addition to the housing there are about 5 million square feet of research and development, office or biotech facilities. There are also 250,000 square feet of various types of retail with additional retail on land not owned by Catellus. A 500 room hotel is also planned. The height limits in selected locations is 160 feet. The public uses include 30 acres of open space, while UCSF also plans to develop an additional 8 acres of publicly accessible open space. Catellus is also conveying 1.24 acres for a police and fire station and advancing up to 5.5 million dollars toward building the department's facilities. In the

interim there will be about 2,000 square foot of space for a police substation. Also in terms of public uses, there will be 2.2 acres allotted for a school site, either elementary or secondary, within the UCSF campus. Lastly, there is relocation of rail access to the Port and a donation of property for Muni right of way services.

Andrea continued by saying that the Conceptual Framework also includes an extensive infrastructure plan which gives a description of the infrastructure phasing and utilities program. In terms of the affordable housing, Catellus will donate 12.2 acres of land to the Redevelopment Agency and they in turn will select non-profit developers to build the housing. The sites will be remediated and be constructed as part of the overall plan and at complete built out the Agency anticipates 1100 units of affordable housing. Each affordable housing site will be transferred to the City as Catellus pulls permits for major housing phases. Also included in the plan is the advance delivery affordable housing sites process, which happens in the event that commercial development occurs ahead of housing development. This is to ensure a good balance between jobs created by the commercial development and the affordable housing that is provided. There is a formula in the Conceptual Framework which calculates this further.

Catellus is also providing a $500,000 revolving loan fund that will be used to help fund predevelopment expenses for non-profit housing developers. Another aspect of the Economic Development program for the project is a $500,000 revolving loan fund for minority or disadvantaged business. Catellus will also be participating in job training and educational programs that will help with local hiring of San Francisco residents. That is one of the issues that Catellus will bring before the CAC at some point in the future for input. There is also an Affirmative Action plan, similar to the one in the North of Channel that will meet or exceed the requirement set by the Redevelopment Agency.

Bill Fain spoke about how the South of Channel program will relate to the planning process which will involve the CAC for the next few months. Bill addressed three specific areas including the street system, land use and open space. The street system is where the land is partitioned, and allows for number of opportunities. He said that it allows for many participants to become involved in the development of the project. The street system also helps to distinguish characteristics of a City. He pointed out with diagrams the differences in blocks of San Francisco and other cities. He said that they have arrived at a way of dividing the land in a way that is very San Francisco with smaller to medium size blocks.

There was also an issue of relating to the water in terms of views to the Bay and also views into the rest of the city. In laying out the streets system it seemed important to lay out the view corridors and reinforce the relationship with land and the water, while capturing the vara block throughout the site. In terms of land use, Bill pointed out the various planned sites. He acknowledged the compatible land uses in the residential areas north and south of the channel.

Lorie Olin, a landscape architectural consultant spoke on open space. He stated that there are several types of open space in successful cities and that 90% of open space exist in

streets as they are the most shared public spaces in our communities. In looking at great open space opportunities available in Mission Bay, the water becomes a natural focus. The China Basin perimeter became a focal point to locate open space. He described the open space north of the channel as similar to the successful Battery park in New York. With more opportunities present, more open space was appropriated immediately south of the channel with the potential for a variety of uses. He then pointed out various other locations designated as open space and displayed the open space connection moving westward and across the channel connecting all the way over to the bay. This was an open space concept that hadn't been explored in previous plans where the emphasis was more on one major open space. Laurie described the open space flowing along the central portion of the south of as an adjoining space, providing a meeting place for the residential area and the campus community. The plan also provided an opportunity to create private, residential spaces for kids and familial recreation. He reiterated that UCSF has plans for open space in its development. He finished by saying that the plan allows for open spaces that are linear and provide a connection to regional amenities with arterial bike and jogging trails laced with both community and private open spaces. He noted that there is a workshop session devoted solely to open space, where there will be an opportunity to understand the scale and size as well as the content of some of the open spaces.

Anna Yee opened the floor for questions.

Stan Smith stated that he wanted to make sure that part of the open space provided was specifically for kids. Bill Fain agreed and said that he looked forward to working with the CAC on that issue.

Barbara Westree wanted to find out the Port's plans for its property.

Robin Chiang spoke to the idea that the reason the Berkeley campus is so successful is that the mixed use of the area allows for both the residents and the university community to come together in a connected retail environment, not so much open space. He also suggested that it would be nice to have housing spread throughout the rest of the south of Channel, instead of the high volume of R&D. Bill Fain explained that the University has very technical requirements having to do with the nature of the buildings and that there is a need for a certain amount of separation between the residential areas and university facilities. Also there is about 250,000 square feet of ground floor retail planned for south of the channel, intermingled throughout the residential and R&D buildings. He also said that the intent of the plan along with the guidelines agreed upon by the CAC, was to create an urban plan by structuring the blocks certain ways and allowing for a mixed use community.

Jim Firth had a question about the circulation of the Muni-Metro and how that was going to be impacted by the new design of 4th street. David Prowler explained that a preferred alternative for the EIR is paired access north and south on the 4th street bridge. There will be other alternatives looked at in the EIR.

Michael Willis asked if UCSF planned to develop their plan in a way that is consistent with the vara block grid throughout the rest of the area. Robin Jones, Planning Director for UCSF said that they have accepted the vara grid format with the exception of a small southwesterly block which if separated would not make any sense in terms of development potential because it simply is to small. She also said that there would be pedestrian pathways and view corridors.

In looking at the land use map, a guest suggested that the Muni plan did not coincide with the proposed Catellus plan, in terms of the green space running along 3rd Street. Bill Fain answered that the planning is still evolving and the details will continued to be ironed out.

Anna Yee needed clarification as to why the land uses were chosen for those particular places. Bill Fain explained that the high tech uses were more appropriate in the more southern, industrial locations. There was a housing option to bring the housing around to the front of the university, but there was some concern about the lab buildings and potential prevailing winds. He said it was very difficult to totally mix everything up while keeping in mind the organizational needs of the University and the complementary research facilities. He also said that the compatible residential community along the natural waterway of the Channel seemed to work well. He then used the diagram to explain other options for land use that had been researched.

John Elberling asked how many new residents will be moving into Mission Bay and what kind of services the residents might require. Don Parker said that there will be roughly 10-12 thousand new residents over the years. John said there is still some determination that needs to takes place in terms of the health care and childcare needs and where they might be met.

Jim Firth asked for the justification for the park planned for the area most south of the project. Bill Fain suggested that people who work and live at the south end of the project would enjoy that open space, which is an area that receives great light and brings another aspect to an otherwise very industrial region of the project. The particular parcel also has some infrastructural building constraints. Don Parker suggested that there should be a group tour of the sight to physically see the area and that the August CAC workshop will provide the opportunity to explore the opportunities for this site.

Robin Jones gave a presentation of the UCSF plan. She explained that UCSF had just finished a six year process of determining the future needs of the school. The University assessed their needs and looked at three options; in Alameda, Brisbane and Mission Bay. Based on preliminary conversations with the City and Catellus, the Regents decided that Mission Bay would be the best site. It is close to housing and research for faculty and employees. The land transfer agreement has been ironed out and UCSF is excited about the new site at Mission Bay. She also pointed out that there were handout describing the campus program. Robin added that the parking demand will be met on site. UCSF is not planning to do a hospital on this site. A master plan architect search is now being coordinated with BALSA and UCSF is fairly open to the design of the plan. She said that

although the University of California is not subject to local zoning, they are very interested working with the community to learn how to work best within the rest of the area.

Barbara Westree was interested in knowing why UCSF had such different parking requirements. Robin explained that the activities of the people involved in the science atmosphere of the university happen on a 24 hour basis. The activity program is very erratic. They are looking at about 8100 employees. The campus will be an open one with pedestrian paths that integrate well with the community.

David Prowler went through the proposed schedule of the project with one correction. The notice of preparation for the EIR is schuduled for August not September and there will be a scoping meeting for that as well. There will be one EIR for north and south of the Channel. No official actions on the land use can occur until the EIR is certified. There after a number of documents and hearings that take place after EIR certification occurs and after all the necessary approval takes place, Catellus can then begin construction. The University has already gone through the EIR process; the EIR has been certified and they can soon begin construction.

Anna collected names on who would like to be involved in the scoping session of the EIR.

Karin Alshuler invited everyone to come out and be involved in the upcoming CAC workshops at the California College of Arts and Craft at 450 Irwin. Flyers were made available.

Juan Begazo wanted to meet the CAC design goals subcommittee to discuss amending the existing document and look into revisiting some of the proposed goals. Anna Yee agreed to get the subcommittee together to meet.

Meeting Adjourned.

San Francisco
Redevelopment Agency

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WILLIE L. BROWN, JR. Mayor

Darshan H. Singh, President
Lynette Sweet, Vice President
Mark Dunlop
Leroy King
Manuel A. Rosales
Benny Y. Yee

James B. Morales Executive Director

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Mission Bay Citizens Advisory Committee
Meeting of Thursday, September 11, 1997
6:00 p.m. - 9:00 p.m.

New Location: SOMAR GALLERY
934 Brannan Street (Between 8th & 9th Streets)
(Map enclosed)

AGENDA

I. Design Workshop

II. CAC Discussion

III. Approval of Minutes of Meeting of July 10, 1997

IV. CAC Work Plan

For more information, contact David Prowler at (415) 554-7940.

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WORKSHOP #4
September 11, 1997

Guidelines and Concepts

AGENDA

I. Presentation: From Goals to Guidelines

Lessons from the Workshops
- Summary of CAC goals and information gathered at the workshop - leading to design guidelines

Proposed Design Guidelines
- text and diagrams illustrating key design guidelines
- review by areas of special interest

Plan Concepts
- plan concepts that demonstrate alternative ways to implement the suggested guidelines

II. Open discussion with the CAC

Continuum from CAC goals to guidelines

Outline of full document

Key Design Guidelines - comments, questions, suggestions

Strategy for review and recommendation

Mission Bay CAC Workshops

SEPTEMBER WORKSHOP!

A series of CAC Workshops are being held to assist the CAC in meeting its responsibility to help develop proposed design guidelines for the Mission Bay project. These proposed guidelines, covering both north and south of Channel areas, will then be recommended to the Redevelopment Commission for adoption. Beginning with the first workshop which was held on June 12th, the objective of these workshops is to give guidance to the Mission Bay project - so that it may proceed within a design and development framework consistent with community objectives.

Mark your calendars and
Plan to attend CAC Workshop #4 !

Public Workshop #4 **Thursday, September 11, 1997, 6PM - 9PM at SOMAR Gallery and Theater, 934 Brannan Street (between 8th and 9th Streets)**

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Workshops #4 (September)

Fitting the Framework: Design Guidelines

At this session, the design and planning team will return with a demonstration of how the key design elements that have arisen from the discussions of the last three workshops can guide the development of Mission Bay over the next 20 years, including:

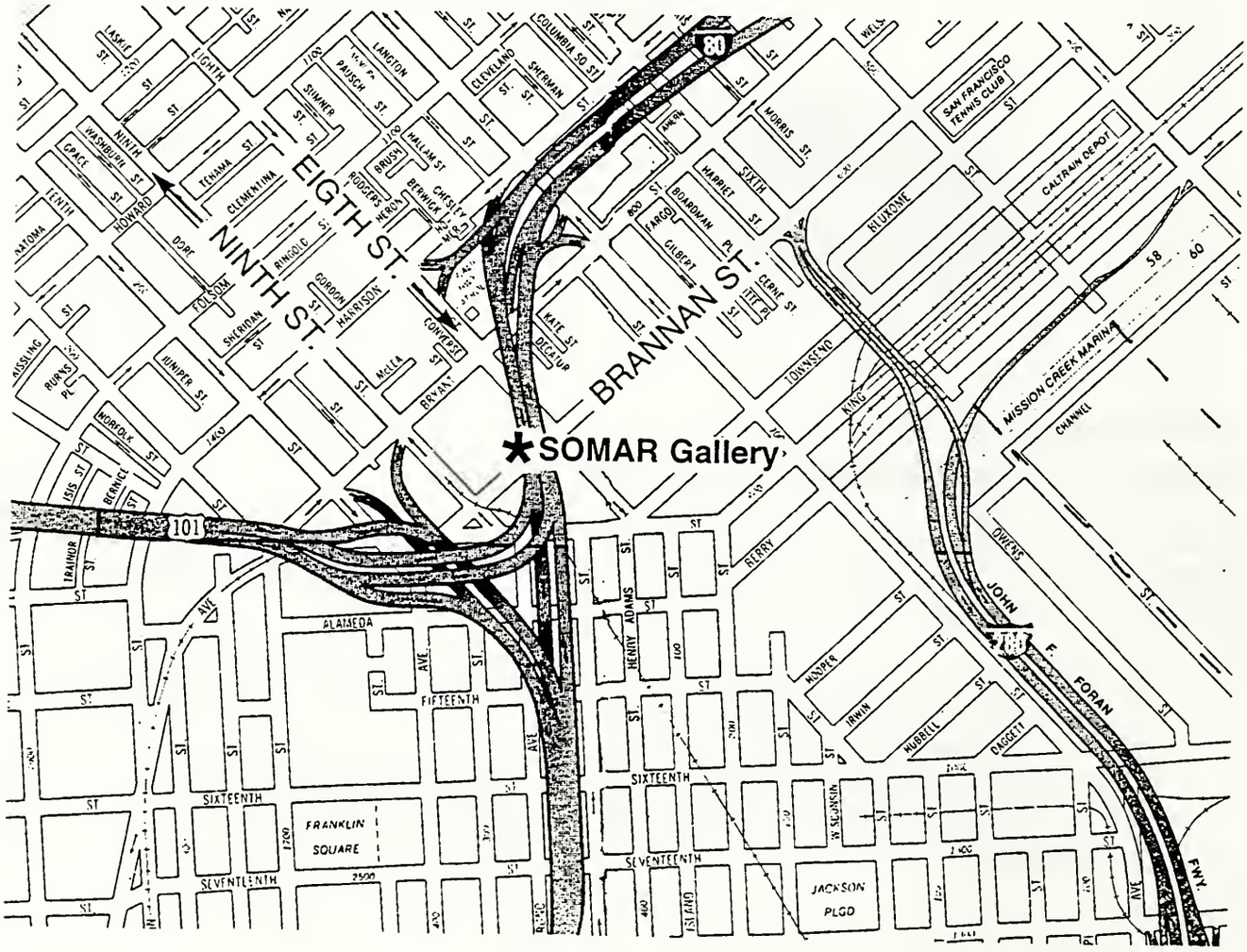
- A summary of the CAC goals and the information gathered at the previous workshops leading to the key design guidelines
- Diagrams illustrating key design guidelines
- Concepts that illustrate how alternative plans can fulfill the design guidelines
- CAC and public response, with suggestions for refinement of guidelines and/or plans

NEW MEETING LOCATION!

Public Workshop #4:

Thrusday, September 11, 1997,
6PM - 9PM

SOMAR Gallery and Theater
934 Brannan Street (between 8th & 9th)



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SUMMARY OF MISSION BAY WORKSHOPS

Held at California College of Arts and Crafts, San Francisco Campus

June 12, July 19. and August 13, 1997

Three public workshops were held at the California College of Arts and Crafts to involve the CAC and interested participants in the planning for Mission Bay, leading to the development of Design Guidelines that will inform the development of the area into the future.

The workshops focused on the understanding of the proposed program for Mission Bay and developing ideas by which the program could be fulfilled in terms of land use, urban design, building types, and an open space network meant to link Mission Bay to the greater community of San Francisco.

The following document contains summaries of each of the three workshops, highlighting the key points of each. These key points have, in turn, informed the creation of the Mission Bay Design Guidelines.

Public Workshop #1	Thursday June 12, 1997, 6PM - 9PM *A Framework for Development*
Public Workshop #2	Saturday July 19, 1997, 9AM - 1PM *Components of a New Neighborhood*
Public Workshop #3	Thursday September 11, 1997, 6PM - 9PM *Components of a New Neighborhood:* *Open Space and Streets*

KEY POINTS
MISSION BAY WORKSHOP #1
A Framework for Development
June 12, 1997

On June 12, 1997, the first Mission Bay Workshop was held at the California College of Arts and Crafts. The workshop introduced participants to the overall program proposed for Mission Bay and presented a set of open space and building prototypes that could be potential models for the area. This was followed by a discussion in three working - reacting to the land use and building models presented and suggesting direction for design at Mission Bay. Comments were recorded at each of the groups and some highlights are presented below.

Group #1
Residential Mixed-Use & Retail/Entertainment

1. Provide a seamless connection to the City - Mission Bay as another City 'neighborhood'
2. Encourage imaginative design and variety and interest in architectural character
3. Create active bike and pedestrian-friendly streets
4. Sensitively integrate height of development - step down to streets and water
5. Provide usable open space for a variety of users
6. Provide variety in scale of retail; integrate ground floor retail (cafes etc.) in other buildings

Group #2
Office/R&D and History and Site Conditions

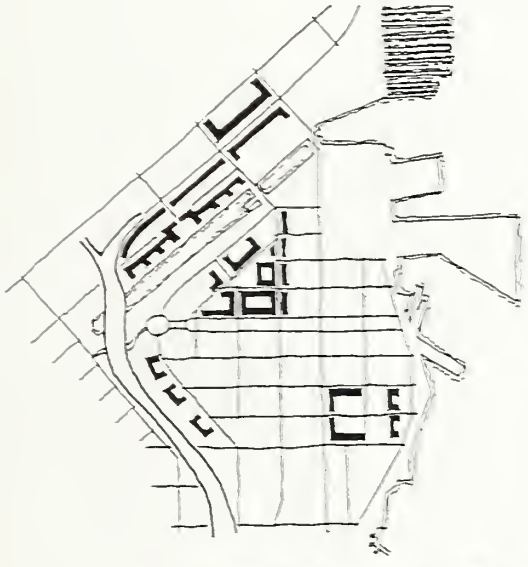
1. Allow architectural variety; create signature buildings to bring prominence to the area
2. Avoid monolithic structures; break up the scale of buildings
3. Provide dedicated walking/biking corridors
4. Place parking at center of the block, away from sight
5. Allow small-scale and large-scale buildings; use SF examples as models
6. Encourage street level activity
7. Integrate UCSF with the rest of Mission Bay

Group #3
Open Space

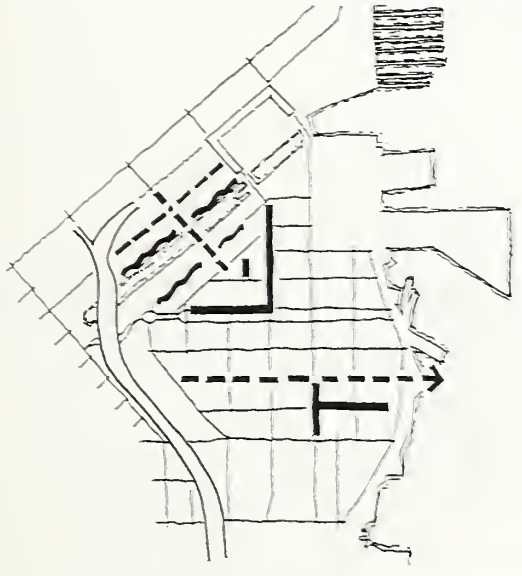
1. Connect Mission Bay with the Channel and Bay
2. Do not plan formal 'designed' spaces; provide park-like spaces and natural conditions
3. Channel edges should be treated with variety - hard to soft
4. Provide wider sidewalks to create good pedestrian environments
5. Courtyards and alleys should interconnect to provide walking opportunities
6. Do not over-program open spaces; emphasize flexibility
7. Provide safe, usable, community open space

Source: Compilation of materials produced by teams and notes taken during Workshop #1

BUILDING HEIGHTS



BLOCK DEVELOPMENT



STREET FRONTAGES

KEY POINTS
MISSION BAY WORKSHOP #2
Components of a New Neighborhood
July 19, 1997

Blue Team
North of Channel Residential and Retail/Entertainment

1. Neighborhood Center
2. Entry Towers at 5th
3. Berry Street - Main Neighborhood Street
4. Sculpted Built Edge along Channel
5. Landmark Tower at Freeway
6. Transition between Residential and Retail Blocks

Green Team
North of Channel Residential and Retail/Entertainment

1. Maintain Views between Towers
2. Mixed-Use between Residential and Retail
3. Village Neighborhood
4. Satellite Parking to Allow Open Space
5. 100' Deep Open Space along Channel

Yellow Team
South of Channel Residential

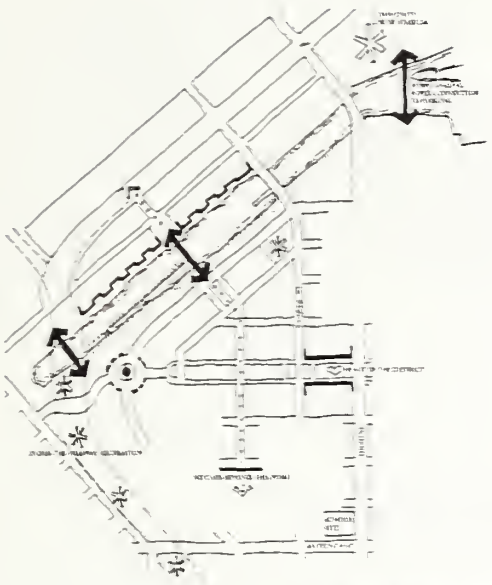
1. New Town Square
2. Fourth Street - Main Neighborhood Street
3. Focal Points at 4th Street and on Axis with 5th Street
4. Varying Building Heights above Consistent Cornice Line
5. Front Doors at Street
6. Open Space Network

Orange Team
Offices and R+D Labs

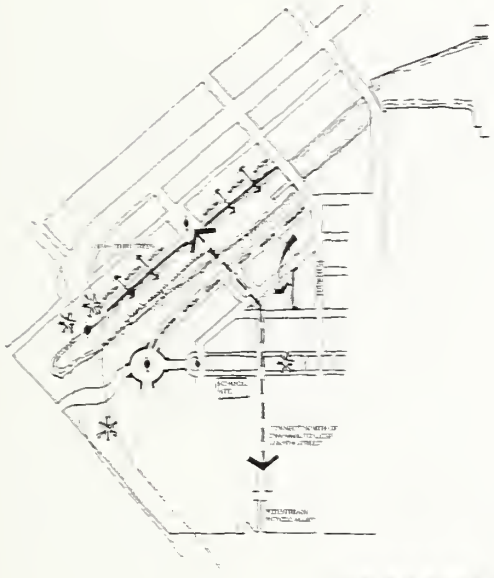
1. Public Open Space Spine through UCSF with New Pier
2. Built Edge along Freeway with Towers as Focal Points
3. Mid-block Connections to Sub-divide Blocks
4. Parking Structures at Core
5. Decrease in Height towards Bay

Red Team
Offices and R+D Labs

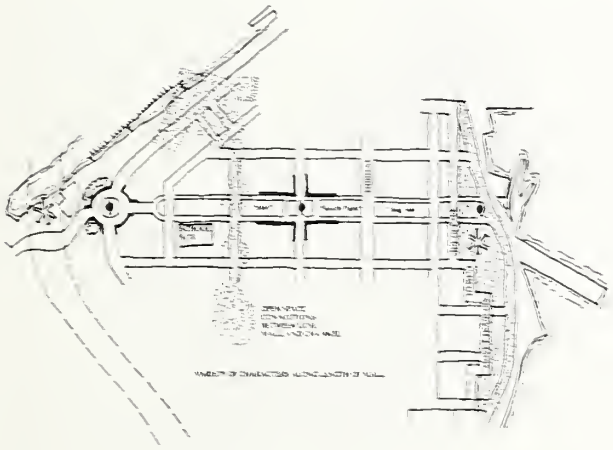
1. 3 Towers along Freeway as Markers
2. Maintain Views to Downtown through Towers
3. Use Built Form to Create Topographic Relief - Hilltown Concept
4. Parking Structure Access from Interior Block Open Space



ORANGE TEAM



GREEN TEAM



BLUE TEAM

KEY POINTS
MISSION BAY WORKSHOP #3
Components of A New Neighborhood: Open Space and Streets
August 13, 1997

Orange Team
Channel Open Space

1. Multiple pedestrian connections across Channel
2. Generally passive uses along Channel - active uses under freeway
3. Network of "commuter" and "recreational" routes for bicycles throughout Mission Bay
4. Heart of Mission Bay between 3rd and 4th on the Mall
5. Define traffic circle with vertical elements
6. Articulated edges along the North of Channel allow for opportunities for different kinds of open space - narrow, wide, formal, natural, etc.

Green Team
Channel Open Space

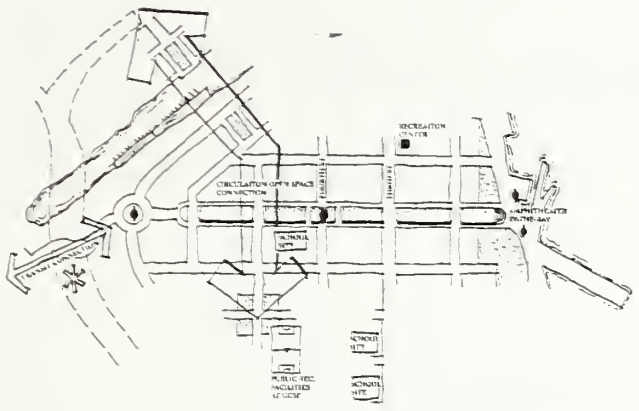
1. Trade land at 4th Street open space for new residential Town Square
2. N/S (5th Street) and E/W (South Street) connections through UCSF out to greater Mission Bay
3. Passive uses along Channel, active uses under freeway and along the Bay
4. Active recreation along Mall
5. Street trees that do not block views
6. Define traffic circle with signature building
7. Hard edge along north side of Channel and softer edge along south

Blue Team
Mall Open Space

1. Animate open spaces with adjacent uses
2. Provide enough space for active recreation along Mall
3. Break scale of Mall with varying program/character along its length
4. Structure such as recreation center to "frame" traffic circle
5. Move Terry Francois to the western edge of the Bayfront open space
6. Network of bicycle/pedestrian routes

Source: Compilation of materials produced by teams and notes taken during Workshop #3

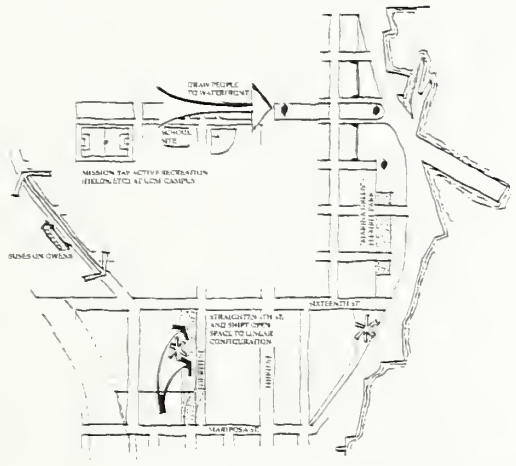
throughout open spaces



GOLD TEAM

Gold Team
Mall Open Space

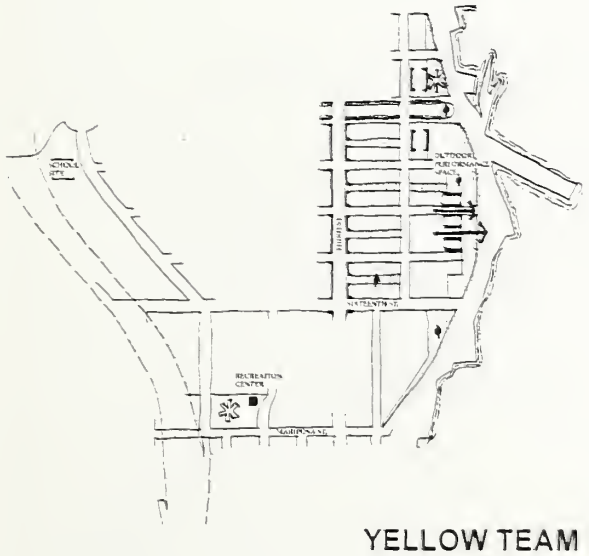
1. Maximize views to downtown, Bay Bridge, the Bay, Twin Peaks and the Channel
2. Multiple uses at all open spaces other than near the freeway
3. Well programmed spaces
4. Active retail on both sides of Mall
5. Public recreational facilities/sports fields at UCSF
6. Focal points at either end of the Mall



RED TEAM

Red Team
Bayfront and Mariposa Park

1. Program activities along the Mall to draw people toward the Bay
2. Maintain views to the Bay
3. Mission Bay active recreation at UCSF campus
4. Marina Green is the model for the Bayfront park; emphasize water-related uses
5. Open spaces should be flexible to allow for multiple activities
6. Reconfigure Mariposa Park to be along Fifth Street to mitigate site limitations (freeway and three streets)



YELLOW TEAM

Yellow Team
Bayfront and Mariposa Park

1. Maintain a variety of views
2. Community activities along Channel
3. Bike lanes within streets
4. Introduce topographical features into the otherwise flat landscape
5. Provide urban spaces with well defined built edges
6. Mariposa Park - consider recreation center supporting sports and recreational activities

Source: Compilation of materials produced by teams and notes taken during Workshop #3

Meeting Notes
Mission Bay Workshop #3 -
Components of a New Neighborhood: Open Space and Streets
August 13, 1997
held at California College of Arts and Crafts, San Francisco Campus

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On August 13, 1997, the third Mission Bay Workshop was held at the California College of Arts and Crafts. This was one of several workshops that are being held this summer and fall to involve the CAC and interested participants in the planning for Mission Bay and most specifically in the development of Design Guidelines that will provide a framework for long term development.

The Agenda for Workshop #3 included:

1. Exhibits on display from Workshop #2-- including the models that the teams created at that workshop.
2. Slide Presentation which included a brief summary of Workshop #2, an introduction to potential street sections and 'transit first' policies appropriate for Mission Bay, and an outline of the Mission Bay Open Space Network with examples of successful open spaces and their charactersitics.
3. Working Groups -- six working groups spent the next two hours preparing a framework for development and specific open space program and designs for assigned areas of Mission Bay. Groups were provided with large scale base maps, materials for indicating key plan elements and symbols and scaled elements representing open space program such as playfields and courts, paths, paved areas, trees, special features etc.
4. Report Back -- each group presented key findings organized under the Design Guidelines categories: Spatial Quality, Connections, Uses & Activities, Streets as Open Space, and Unique Features.

Provided here is a summary of the presentations and notes from each of the six working groups on August 13th.

The next meeting will be focused on reviewing the first draft of guidelineds developed in response to the results of the previous three workshops, evaluation of the key findings, and test fit exercises performed by the Mission Bay consultant and client team.

Public Workshop #4 **Thursday September 11, 1997, 6PM - 9PM**
at SOMAR Gallery, 934 Brannan Street

Mission Bay Workshop #3

August 13, 1997
Design Guidelines Worksheets

ORANGE TEAM
Channel Open Space
Laurie Olin, Erin Miller

Connections
- 5th Street Pedestrian Bridge
- Ferry Landing Pedestrian Connection across Channel - north/south connection on east side of Lefty O'Doule Bridge
- Pedestrian connection across Channel, below Freeway
- Pedestrian/Bike both sides of Channel
- 4th Street connection to CalTrain and YBC
- Transit to Showplace Square and Civic Center
- View "up" (west-east) Channel to Bay
- Views across Channel

Uses & Activities
- Generally passive activities along Channel
- Larger recreation fields (soccer and softball) should be located in other parts of Mission Bay, like Mariposa Park.
- Varying spaces along North of Channel - made possible by articulated built edge
- Active/loud uses under freeway - like skateboarding, basketball
- 4th Street Park (P4) is suitable for active uses
- School site at UCSF should be located near Community Facilities and Public Transit, and its playfields should be available for shared use during non-school hours.
- Wildlife Activities - Birds
- Community use of Giants Stadium

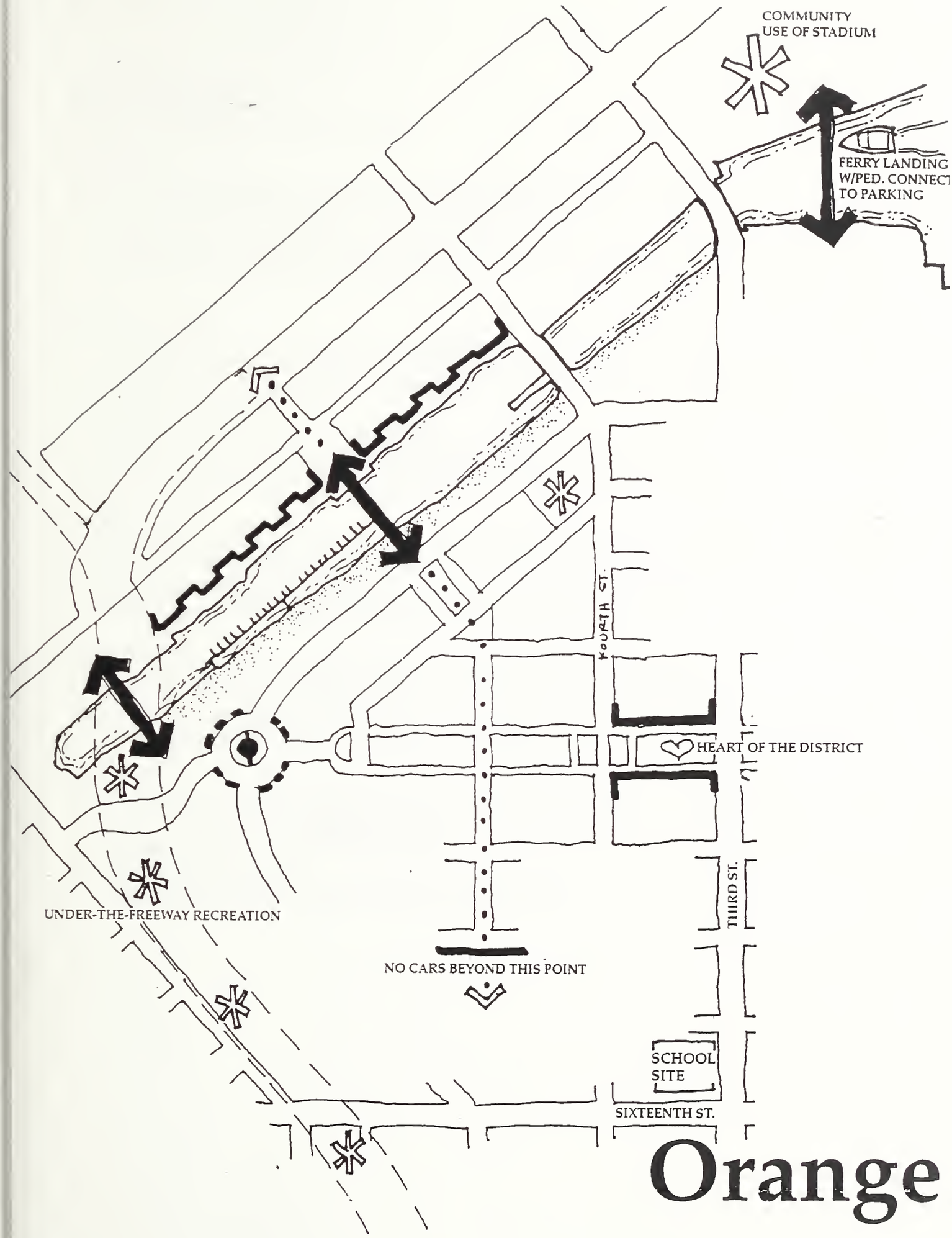
Streets & Transit
- Define traffic circle with verticle elements - tall trees, landscaping, sculptural element - to provide spatial definition and enclosure.
- Light rail and bus routes along 3rd Street
- Bus routes along 4th and 16th
- Ferry landing with pedestrian connection between north and south sides of Channel
- Network of "commuter" and "recreational" routes for bicycles

Unique Features
- Wildlife Features in and along Channel
- Indoor Recreation space associated with each **major** playfield
- All pedestrian bridges should be sculptural elements that add identity to the area
- UCSF Quad open space centered along South Street, with north/south road that ends in green space with pedestrian and bicycle access only just north of South Street
- The heart of Mission Bay is centered around the Mall between 3rd and 4th Streets. It should have shops and a centralized space in the mall that makes a connection between 3rd and 4th.

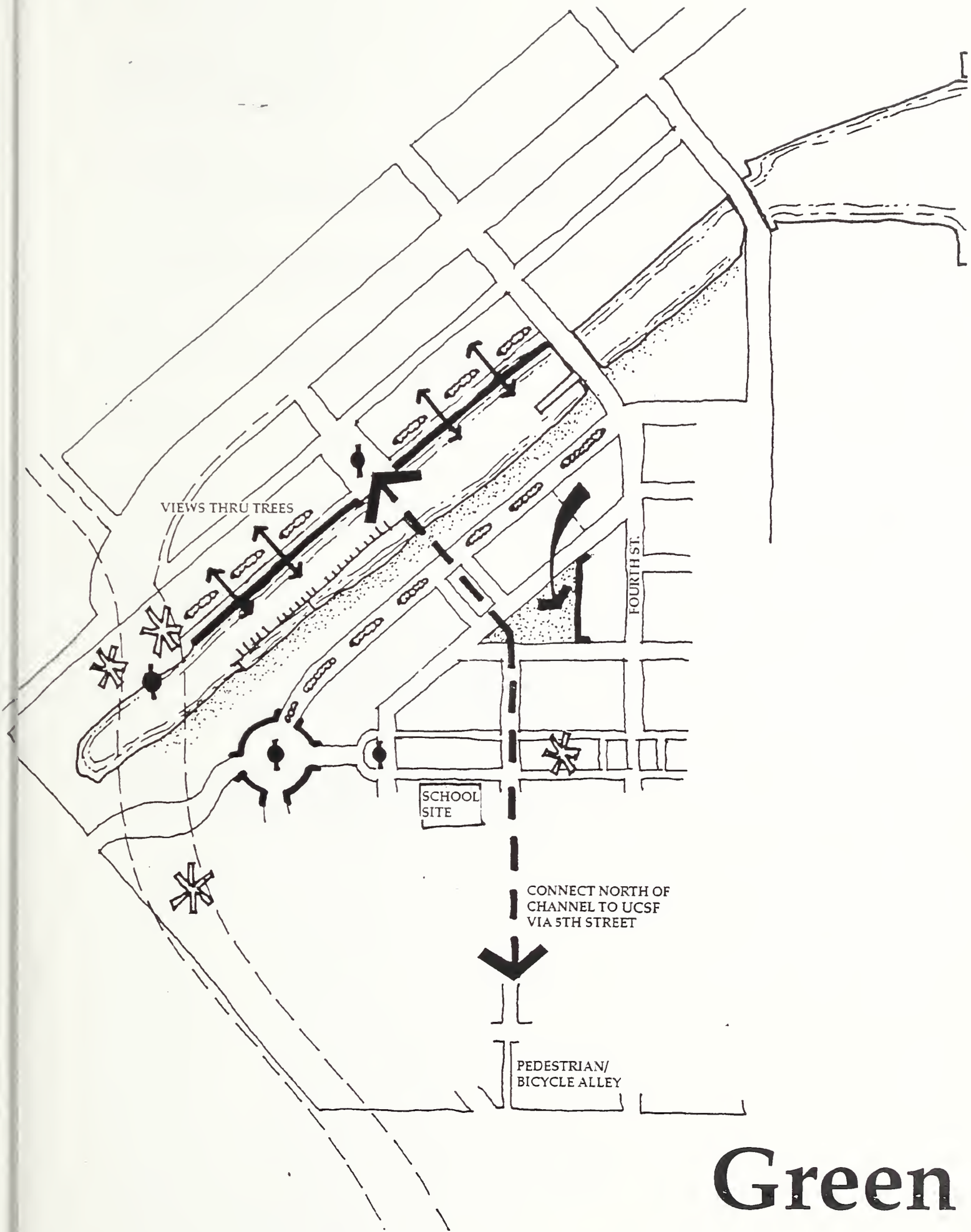
Spatial Quality
- Articulated edges along the North of Channel allow opportunities for different kinds of open space - narrow, wide, formal, natural, etc.
- Make use of Under-the-Freeway for active recreational activities and interesting spaces.

Miscellaneous Notes -

- School site should be close to major public transportation stop and should serve a broader area that Mission Bay alone.
- Campus green space to create pedestrian boulevards
- Bikeways and pedestrian pathways should run parallel to one another.
- Increase pedestrian and bike access to Mission Bay from all adjacent neighborhoods: Showplace Square, Potrero Hill, new 3rd Street Lofts district, Mission Bay North, South Beach.
- Add retail to 3rd Street and to 4th Street between channel and UCSF (Heart of the district).
- Add three new pedestrain/bike bridges across Channel - under the freeway, at 5th Street, and east of Lefty O'Doule bridge (for Ferry landing access).
- Consider library at community facility site.
- Make bridges sculptural and artistic.
- Join public open space and school site, and promote community use of school yard after school hours.
- Create sculptural transition from I-280 to circle close to railroad, with tall trees like palms or redwoods next to freeway, and lower vegetation at the traffic circle.
- Place monuments/sculptures in center of traffic circle island and half circle.
- This sub-area's open space is all too narrow to locate active recreation features like soccer and softball fields. We suggest that these activities be located at Mariposa Park.
- Widen open space on north side of Channel to create 100' width for esplanade and passive recreation (meandering space).
- Add new monumental pedestrian bridge from Port land parking lot to PacBell ballpark.


COMMUNITY
USE OF STADIUM
FERRY LANDING
W/PED. CONNECT
TO PARKING
FOURTH ST.
HEART OF THE DISTRICT
THIRD ST.
UNDER-THE-FREEWAY RECREATION
NO CARS BEYOND THIS POINT
SCHOOL
SITE
SIXTEENTH ST.

Orange


VIEWS THRU TREES
FOURTH ST.
SCHOOL SITE
CONNECT NORTH OF CHANNEL TO UCSF VIA 5TH STREET
PEDESTRIAN/ BICYCLE ALLEY

Green

BLUE TEAM
Mall Linear Open Space
Toni Bava, Sam Assefa

Connections
- UCSF open space should be connected to Mall and Channel.
- Animate each open space with adjacent human activity and within each open space.

Uses & Activities
- Concerned about having enough space for active recreational facilities
- Commons created in UCSF open space

Streets & Transit
- Pedestrian and Bike passes as much as possible
- Bike pass through the open space network

Unique Features
- Build a structure to frame traffic circle - such as recreation center

Spatial Quality
- Open space connected to waterfront - road on west side of open space
- Variety of activities and character along the Mall

Miscellaneous Notes
Framework
- Mall is like Panhandle - not enough space to allow for intensive active recreation (courts, ballfields, etc.)
- Why is Waterfront park on the wrong side of the road?
  -move the road to the west side of the park
- Connect UCSF open space to the Mall and Channel

Program
- Daycare/Recreation Center at traffic circle
- Windbreaks on west end of Mall
- Big Idea for Mall - Break the scale with different character/program along the Mall

MOVE T. FRANCOIS
TO WEST
SIDE OF PARK
"dog run"
THIRD ST.
"South Park"
"play"
SCHOOL SITE
OPEN SPACE CONNECTIONS BETWEEN UCSF, MALL, AND CHANNEL
VARIETY OF CHARACTERS ALONG LENGTH OF MALL

Blue

GOLD TEAM

Mall (Commons) Linear Open Space

Evan Rose, Bob Geering

Connections

- Retail along central commons
- Circulation open space connection spine from King through to UCSF central green
- Quiter streets have Central cross walks
- Busier streets have signal crossings at corners
- Bike path all along central commons
- Maximize views to downtown, Bay Bridge, water, Twin Peaks, Channel

Uses & Activities

- Larger active recreation spaces closer to freeway and at Mariposa park site
- Multiplicity of uses and users at all open spaces except near the freeway
- Well programmed spaces
- Stage and Amphitheater by the Bay
- Levi's Plaza type space
- Child's day care

Streets & Transit

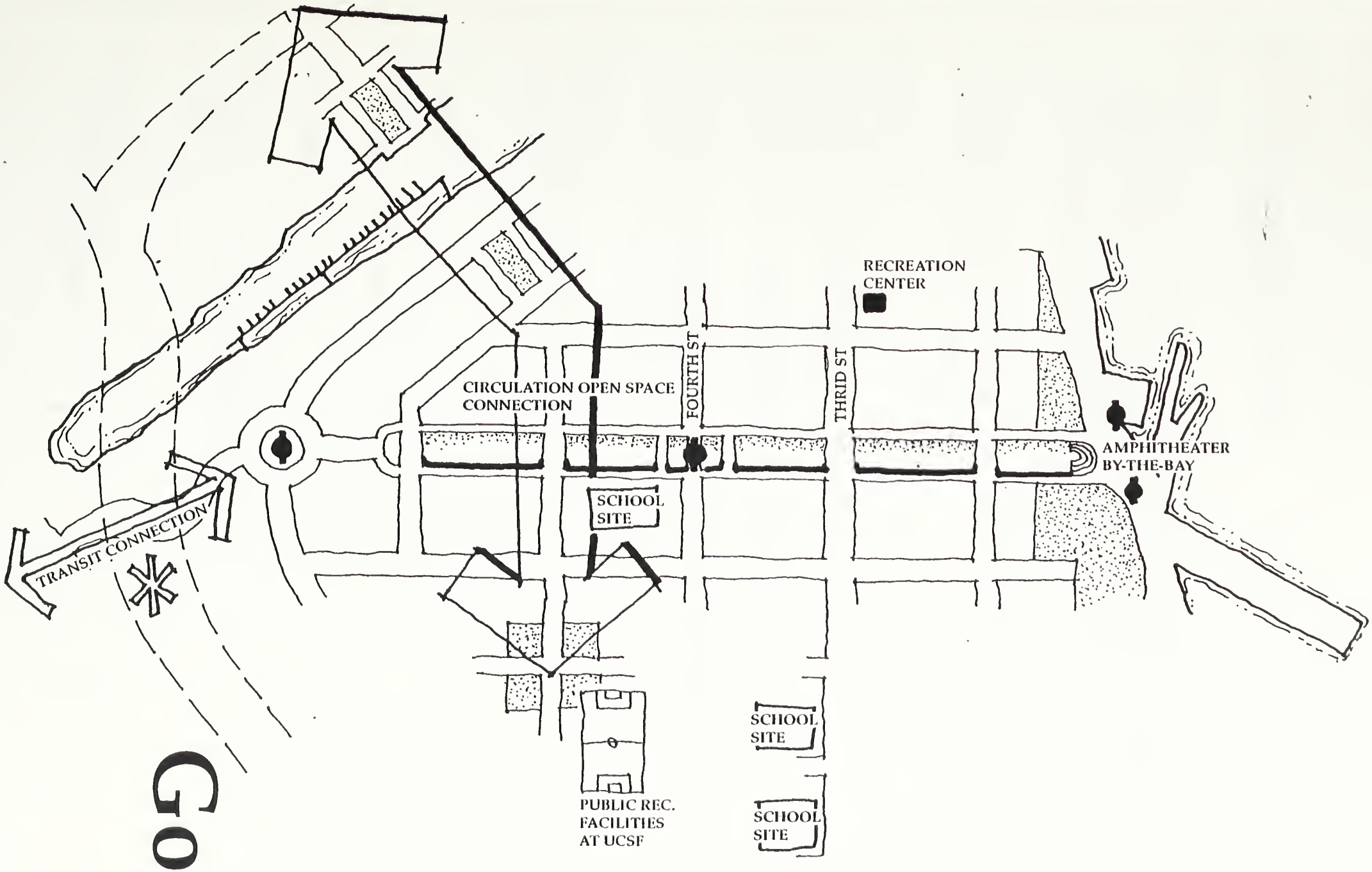
- Active retail street on commons - both sides
- Retail both sides of 4th Street (Chestnut St.)
- Add transit to 16th Street
- Transit coming through the connection under the freeway
- Add retail at east side of 3rd Street

Unique Features

- Focal Points at water and west end
- Public recreation facilities at UCSF
- Recreation facility at Fire Station
- Fountains

Spatial Quality

- Formal edges with informal inside or Informal edges with formal inside
- Friendly and inviting
- Smal scale pieces within larger scale elements
- Hardscape on south edge of Commons


RECREATION CENTER
FOURTH ST
THRID ST
CIRCULATION OPEN SPACE CONNECTION
AMPHITHEATER BY-THE-BAY
SCHOOL SITE
TRANSIT CONNECTION
SCHOOL SITE
PUBLIC REC. FACILITIES AT UCSF
SCHOOL SITE

Gold

RED TEAM
Bayfront and Mariposa Park Open Space
Karen Alschuler, Mary Burns

Connections
- Linear Park to Water - special freatures centered to draw people - event space, etc.
- Bikewyas connect ot citywide and regional system
- Mariposa Park does not work with heavy traffic on three sides - want linear park instead, leading into UCSF with Mission Bay active recreation at UCSF
- Views to Bay critically important - add green connection from UCSF
- Add 2 pedestrian bridges over Channel

Uses & Activities
- Marina green model - without permanent facilities - flexible use
- Gatering/event space
- Childrens play areas (near housing)

Streets & Transit
- 3rd Street light rail
- 16th Street connector (transit)
- Buses on Owens instead of 4th (redundant with 3rd St. light rail)
- 4th Street is the Heart of theVillage.
- Bicycle Friendly
- Wide Boulevard on Terry Francois with separate bike and ped paths

Unique Features
- Fountain, art works, event areas with electricity and lighting and retail/cafes in three locations
- Channel (NW area) should be a wildlife area

Spatial Quality
- Softly sculpted
- Water related/ accessible
- Warm weather park
- Tree-lined Streets

Miscellaneous Notes

Citywide
- Destination on the Bayfront

Buses
- on Townsend and Owens

Views
- Along Owens to Oblicque view of Bay Bridge
- to Bay
- to City
- to Twin Peaks

Mariposa Park
- Who does it serve?
- Needs buffer from Roads

- Should it move North?

4th Sreet
- Do not connect 4th Street directly to Minnesota

UCSF School Site
- Pedestrian alley for connections

Pedestrian
- Signals needed, e.g. Owens and 16th

PROGRAM

Bayfront
- Marina Green - not ball fields
- Flexible space
- Stages and event space
- Impromptu Activities
- Small children's playground adjacent to residential areas
- Frisbees
- Cafes
- Keep buildins out of the Mall axis
- Special Features - to pull you toward water - e.g. fountain, events space, sculpture

Mariposa Park
- Get rid of it - spread it out
- Will not serve Potrero Hill
- Site limitations because of traffic and freeway

Additional Area/Other
- Not too many facilities
- Plenty of public toilets
- Need more active recreation
- Use Port property adjacent to Pier 50 - soccer
- San Fransico is missing "touchable water"
- "Dog Park" - fenced-in dog run and play area

YELLOW TEAM

Bayfront and Mariposa Park Open Space

Juan Begazo, Whitney Armstrong

Connections

- North-south connections
- Network of green throughout
- Connections to downtown, South Beach
- Circumnavigate site with bikes
- Views to water and downtown
- Views to Plaza and special features
- Variety of views

Uses & Activities

- Water oriented uses
- Active uses near Potrero Hill
- Retail along Bayfront
- Community activities at Channel
- Retail along Mall

Streets & Transit

- Bike Lanes
- Retail with Light Rail
- No open (surface) parking lots

Unique Features

- Fountains
- Plazas
- Introduce topography
- Outdoor performance space
- Art

Spatial Quality

- Urban - like Levi Plaza
- Strong Edges
- Natural edges along Channel
- Articulated street/Building facades
- Modern materials

OUTDOOR PERFORMANCE SPACE
SIXTEENTH ST.
THIRD ST.
MARIPOSA ST.
RECREATION CENTER
SCHOOL SITE

Yellow

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco CA 94102

415 749 2400
TTY 415 749 2500

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MISSION BAY CITIZENS ADVISORY COMMITTEE

MEETING OF THURSDAY, OCTOBER 9, 1997

6 PM

770 GOLDEN GATE AVENUE

AGENDA

- ADOPTION OF MINUTES OF MEETING OF SEPTEMBER 11, 1997
- ANNOUNCEMENTS
- ADOPTION OF DESIGN GOALS
- CAC ACTION ON DESIGN GUIDELINES
- CAC REVIEW AND ACTION ON PRELIMINARY PLAN
- NEW BUSINESS
- NEXT AGENDA

For more information, please contact David Prowler at (415) 554-7940.

B | A | L | S | A

THE BAY AREA LIFE SCIENCES ALLIANCE

UCSF AT MISSION BAY COMES TO LIFE!

The Bay Area Life Sciences Alliance (BALSA)
sponsor of the University of California San Francisco
Master Plan Competition
is pleased to present:

An Exhibition of Visions

An exhibit of the five architectural and planning firm finalists' visions for the new 43-acre UCSF site at Mission Bay

October 21-30, 1997
Mon. Wed. Fri. 9:00 a.m. – 5:00 p.m.
Tues. & Thurs. 9:00 a.m. – 6:00 p.m.

A Community Voice

A workshop for public comment on the visions for UCSF's new site at Mission Bay

October 22, 1997
Wednesday 5:30 p.m. – 7:30 p.m.

American Institute of Architects
130 Sutter Street, 6th Floor
San Francisco, CA

A Day of Presentations

A day of presentations of the five Master Plans to the Jury by the five architectural and planning firm finalists for the new 43-acre UCSF site at Mission Bay

November 1, 1997
Saturday
9:30 a.m. – 6:30 p.m.

****San Francisco Museum of Modern Art****
Schwab Room
151 Third Street
San Francisco, CA

The public is welcome to all events
Admission is free to all BALSA-sponsored events
****(Free Admission to event DOES NOT include Museum Gallery access)****

For more information, please call BALSA at (415) 393-1411

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MINUTES OF A REGULAR MEETING OF THE CITIZEN'S ADVISORY COMMITTEE MEETING OF THE MISSION BAY AREA THURSDAY, OCTOBER 9, 1997

SFRA 770 Golden Gate Avenue

Meeting Participants

CAC Members: Jack Davis, Chuck Turner, Andrea Jones, Lonnie Lawson, Stan Smith, Michael Willis, Anna Yee, Clifford Graves, John Wilson, Robin Chiang, Kevin Beauchamp, Dick Millet, Corinne Woods, Rick Mariano

Staff: David Prowler, Stan Muraoka, Derek Fleming

The meeting was called to order by Anna Yee at approximately 6:15pm.
Minutes of the meeting were approved.

Announcement

1. Michael Simmons submitted his resignation due to traveling and his new work schedule.
2. The EIR Initial study has been published and is available. There is deadline of October 24, for anyone who wants to submit information for consideration in the EIR. Submissions should be forwarded to Paul Deutsch at the Planning Department.
3. The Mayor has invited the CAC members to attend the State of the City address at Herbst Theater on Teusday, October 14, 1997 at 4:00 p.m. The public is welcome.
4. Cliff Graves announced that the master plan design competition of the new UCSF campus will surface on October 20, 1997. That is when the proposals of the five finalist will be on display at the AIA headquarters on Sutter St. The exhibition opens at noon on October 20 and will run all day, almost everyday until October 30 on Thursday. In addition to general public view, there will be forums for members of the public to express their views, concerns, and suggestions regarading the designs at the AIA. On Wednesday, October 22nd at 5:30 there will be a community workshop where the competitors will be presenting their proposals to members of the public and taking questions and comments. The exhibit moves to the Museum of Modern Art on October 31 for another viewing by the public. On Saturday, November 1st the jury will be questioning and hearing the full presentation by the competitors. This is open to the public. An announcement of the winner will happen on Sunday the 2nd and also at a press conference on Monday the 3rd.

Design Goals

Anna Yee opened the discussion by saying that just before the series of workshops, there were a set of design goals that were reviewed by a CAC subcommittee and that some changes were made to the draft goals. Chuck Turner initiated a motion that the design goals be adopted. Comments: Corinne Woods suggested that the last line under item 5, the promenade along the creek and the Lefty O'Doule Bridge, change its phrasing to read "park" instead. She added that park was the terminology previously used. After incorporating Corinne's comments, the motion to adopt the design goals was unanimously passed.

Open Space Presentation

In the North of Channel, the 5th street square area was likened to other open spaces in town such as the size of the hardscape of Levi Plaza and Portsouth Square in China-town. She suggested that keeping a mental visualization of what these place look like, will help to imagine the character and scale of how these places will appear in Mission Bay.

Karen acknowledged that there were some dramatic changes that took place in the South of Channel through the review process since the September 11th meeting. There were some adjustments to streets to create a smaller more neighborhood type of character, which allowed a chance to build on larger, more critical open space areas. She stated that the South of Channel open space area is now at a minimum of 140 feet wide instead of the 100 feet wide previously proposed in September. Karen explained that the design team, with suggestions from Tom Jones, was able to rethink the proportions of streets, sidewalk and open space uses. A conclusion was reached to narrow the streets while maintaining four lanes moving the median out of the street and into the park. They were also able t limit the paving in the park by letting the park come right to the edge of the street and allowing the pathway in the park to handle the pedestrian traffic. The park South of Channel, parallel to the Channel averages170 feet wide and 2000 feet long, close to 10 acres. In comparison it is nearly the same width as Duboce park, but twice as long. Other streets were manipulated to gain more open space in the South of Channel area. The park in the South connected to 5th street was widened as other streets throughout the residential and commercial districts were narrowed. There is an off street bike path along Owens Street which continues up along the east/west park.

Anna Yee asked Tom Jones how he felt about the changes to the open space plan since he was involved in some of the modifications. Tom responded first by explaining that he was asked by the Council on Community Housing Organization to look at open spaces in Mission Bay. Tom said that he was quite pleased. He added that it was difficult to imagine the true dimensions of some of these open space by looking at scale plans. The extra dimensions that were added allow for more activities to occur. He also pointed out that Marina Green doesn't have a paved sidewalk and that the decision to let the walkway meander into the green space is a good landscape opportunity and that the decision coupled with the median pace being folded into more green space show an investment in parks rather than concrete. He also stated that there is more open space on the east/west stretch of open space South of Channel than there is in the Marina Green. He thought the

new plans had accomplished a lot as they had not taken any land away from either Catellus, UCSF or any housing organizations and that he was impressed with the hard work and overall plan.

Rick Mariano asked Tom if he had given any attention to the North of Channel open space Tom responded that he didn't look at the North much given that the goal there was high density housing and that he felt that the primary recreational open spaces will happen in the South of Channel area where there will be more family housing The North side will benefit by having views over the North open space and the waters of the Channel itself. He imagined the North having a higher density with more of a lively street scene, while the south will embrace a more greener, open area.

Don Marcos asked a question about where the interim Giants parking would be located. Don Parker showed the proposed area on the map and David Prowler reminded the CAC that parking is planned there up until the year 2005 and that the eastern half of the South of Channel park is included in the first phase of the South of Channel. Don Parker further pointed out that other parking might be available for the Giants in UCSF and the Catellus are to help with the transition of the parking situation.

Janet Carpenelli felt that parking should be placed in the western area of the project, near the pump station which is designated for open space, rather that the proposed Port property. She thought that the access near the pump station was just as feasible for the Giants and that interim parking in the Port space would encourage continued parking in the area. She also said that the pump station would not be a good open space and parking is more feasible near the pump station because the access near there will keep traffic away from the congested bridge and allow the waterfront area to be used for ideas more closely aligned with the Central Waterfront Plan. She wanted a response to some of her issues.

Don Parker responded that there will be a five year cap on the parking designated for Catellus' land and by that point the housing in the north will be well developed and that area will be freed up for other uses. He also said that the tracks and size of the area near the pump station don't really allow for a major parking area and that the western end of MBN is over a 15 minute walk and would limit the usability and accessibility for their patrons. Alfonso Felder from the Giants agreed.

Ahna Duminaki of the Lower Portrero Neighborhood Association suggested that if parking is put in the area just southeast of the Channel, that its interim use be designed with some sort of grid turf or some other interesting layout to make the area more aesthetically interesting for the temporary period.

Anna Yee asked Alec Bash of the Port to respond to some of the issues being discussed in terms of waterfront area usage. Alec said that discussions are ongoing.

Chuck Turner suggested that there was no way for the CAC to solve the potential problems surrounding the Giants parking situation. He added that it would be in the best

interest of the CAC to focus on issues inside the project area realizing that the stadium is coming and the parking problem would inevitably come as well. He felt that there are other more pertinent issues that CAC should concentrate on pertaining to the project area.

Rick Mariano commented on the open space by saying that he thought that Tom Jones did a great job in creating more usable open space South of Channel without costing any units or developable land elsewhere. He still thought that the open space to the North was too little but he appreciated Catellus efforts in meeting with him to see if there was some density or height to be traded to gain more open space to the North. He said he reluctantly came to the conclusion that the open space to North could not be increased without significant cost to the development, particularly since that is the first phase and the first phase has to pencil out in order for there to be an opportunity for further development. Rick continued by saying that he also felt that the North didn't have any distinguishing character or traits. He thought of an idea to break the natural barrier of the Channel and to add something interesting to the North and South of the Channel by building a series of bridges, perhaps 3 or 5 so that people would feel more connected to each side of the open space. Each bridge could be different and even a competition for the design of the bridges could happen. Corrine felt there were already complications with the existing two bridges and the option of a third one at 5th St might be too much. She said that perhaps a bridge at 6th street would happen as long as it is above the navigable height of the Channel and doesn't interrupt the houseboats.

Jack Davis commended the work of the design committee in increasing the open space. He noted that the team should continue to pay special attention to the pump station area because that is a real connection and well traveled strip currently for houseboat residents and construction teams. He felt that it might be a little difficult to develop that area as open space and may be more useful as a roadway.

Chuck Turner suggested that viable ideas be introduced and then brought back to the CAC after someone has analyzed the issue. He said that perhaps the pump station area could be analyzed land use and then brought back to the CAC.

Babette Drefke proposed that she would like to see Terry Francois St. straightened out to create a larger, more beautiful open space. She also felt that more attention should be directed towards the southern edge of the projected area to help with the fluidity of traffic flowing out of Portrero Hill and the rest of surrounding area.

Karen Alchuler presented changes to the Central East/West linear park. It is larger due to the manipulation of streets and traffic patterns. It grew in size from 100 ft. wide to 140 ft. wide by taking out two lanes of traffic and leaving one parking lane and one lane of traffic on each side. The residential neighborhood was also moved north a little. It has a feeling of South Park because the streets on either side are quite narrow and intimate, but it is twice as wide and five times as long as South Park. Corinne noticed that Third St., Owens and a couple of other streets were very narrow and Karen responded that those streets didn't have any parking designations. Jose Farran, a transportation engineer, stated

that the original plan had two lanes in either direction, but after some analysis it was concluded that one lane would be sufficient. The lanes would be 14-16 feet wide, enough to accommodate a bike lane that moves with traffic. Tom Jones added that it would be a benefit for bicyclist because bicyclist could move more fluidly without having to compete with parked traffic.

John Wilson was concerned that the idea of a half a mile linear park may not work and that perhaps a series of different widths with various recreational and landscape uses might work better because his feeling was that the panhandle didn't work as a comfortable park. Another member of the design team displayed overlay options to show landscaping ideas for this area of open space.

In discussing the open space along Terry Francois Blvd., Karen voiced that the objectives were to create a location that was accessible to the Bay, and had a welcoming feel to it. She said that there was also a goal to not only create a Bay front edge, but to provide a place that was clearly for the public not for the R&D facilities. Karen then stated that the design team appreciated the suggestions of the CAC and is still testing options. Also, there is a real challenge to maintain useful viable open spaces that segmented when looking at the shifting of Terry Francois, while coinciding with the Port's plans. There were some concerns by the CAC that the R&D would take the open space in front of their buildings for themselves. Chuck Turner was curious how the R&D was going to be configured and if there were going to be design controls instituted. Bill Fain answered that there would be building envelopes with various types of designs.

Jack Davis spoke about the view corridors and noted that the view is of a large warehouse that is on the end of the existing pier and the Bay View Boat Club. That is the only trailer boat launch ramp in San Francisco and there is a need for continued access and parking around there. He continued that most of the viewing is done around where Mission Rock Resort is because the piers are so deteriorated and there is very little to see. The area where the planned park is, has no view to the Bay. He suggested that the open space be massed in areas where there is an unobstructed view of open space

Janet Carpenelli wanted to emphasize how much she really felt Terry Francois Blvd. be moved to the west. She saw that leaving Terry Francois where it is would not allow for enough usable open space. She was also concerned that Terry Francois is going to be a very congested traffic corridor and that there had been very little discussion to date about what is happening in the planning for south of Mariposa.

Corinne Woods said that several members of the Bay View Boat Club who are involved in the public launch ramp project. have been working with the Port for the last year or so to figure out a way that Terry Francois could be preserved for waterfront uses and not be wiped out by ballpark parking. She continued, by stating that waterfront users need continued access to the water. If Terry Francois moved to the edge of the R&D space so that there is no park on the R&D side, with a service road along the shore, it would help save waterfront use institutions.

Jim Firth agreed that Terry Francois should be moved east so that the open space could be expanded and moved closer to the water.

Michael Willis felt that the CAC should take some very sound suggestions to the Port, but be careful not to micromanage their property. He was also worried about losing the destination open space at the end of the main promenade. The R&D will still have to go through design process and that what has come out thus far is a pretty good plan that addressed the edge of the water. Corinne Woods said that the director of planning suggested that the other side of Terry Francois be folded into the project area so that the whole area up to the waterfront edge could be developed at the same time.

Alec Bash added that the Port is open to the ideas suggested. The Port would like to have as nice a waterfront edge as possible.

Anna Yee stated that she felt it was a very honest effort made by the design team and that she is happier with the current plans as opposed to the previous ones. The discussion will be continued next month on this same subject so there will be time to finalize some of the issues.

Preliminary Plan

David Prowler asked David Madway, General Council for the Redevelopment Agency to describe the contents what a Preliminary Plan is. There is a requirement by California law for the Preliminary Plan to be adopted by the Planning Commission and the hearing date is tentatively schedule to go before the Planning Commission a couple of weeks from this meeting. David stressed that the Preliminary Plan that was sent to the CAC previously does not go beyond the borders of the land uses that were discussed in the Conceptual Framework for a Proposal. It also doesn't grant any entitlement for any entities to commence building.

David Madway stated that the Preliminary Plan doesn't need to be a detailed document, it simply needed to describe the size and scale of the project area, land uses, principal streets, population densities, building intensities anticipated and how the blight in the area is going to be addressed. It also is to show how the Plan is consistent with the City's General Plan. This particular situation will have a proposed amendment to the General Plan to address the low level of consistency. Finally, the Preliminary Plan is supposed to describe how the project will impact the existing community and surrounding neighborhood. A function of the Preliminary Plan is to provide a basis for the creation of an assessment roll that establishes a base year for tax purpose. Anna Yee asked how altering the map will affect the process of Preliminary Plan action. David Madway responded by saying that this is a preliminary document and to the extent that the final document reflects the changes, that is fine. Except that if the boundaries of the project area are to be stretched outside of the survey area, that survey area would have to be increased by the Board of Supervisors. If it is desired to reduce the coverage of the area, it is simply a technical matter that must take place before the process of plan adoption is

completed. He added finally that as the CAC undertakes the consideration of the Preliminary Plan, it does not set anything in stone, yet it allows Catellus a reasonable amount of certainty in terms of the direction of the plan and its agreements it has made with the University, which precede this process by a considerable duration of time. It provides an assurance that the project is moving ahead in an economically feasible direction.

The adoption of the Preliminary Plan was moved and seconded and approved unanimously.

Anna Yee asked if the CAC would be receiving any more of the design guidelines. Karen said that Catellus and the design team are working on it, but what the CAC had presently are the heart of the guidelines. Karen said that they'd love to have some comments on those guidelines. There may be some things to be added or refined. She said that it would be great to have a subcommittee meeting within the next two weeks to finalize some of the issues. A meeting date was set for October 29th at the Agency at 10:00 am.

Janet Carpinelli and the Lower Potrero Hill Neighborhood Association requested that another Potrero Hill CAC member be appointed to the Mission Bay CAC. She felt that considering Dianne Nygaard was no longer a part of CAC and also because the Potrero community is a major adjoining neighborhood, there should be another Potrero Hill member appointed. It was then explained that Dick Millet was appointed to replace Dianne and that all appointments are at the discretion of the Mayor. Anna Yee then pointed out that the CAC is very open to public suggestions and participation. Lonnie Lawson echoed Anna sentiments by saying that the people of Potrero Hill have attended the meetings regularly and as a result the CAC has listened, responded and tried to incorporate their concerns.

Anna brought up the issue of virtual reality and its use in replicating the planning scenarios for the proposed project area. David noted that it was his understanding that Catellus would be providing models, both physical and computer generated at some point to help give an idea of what it would be like to walk around in the area.. Juan Begazo pointed out that it depends on what is desired by the CAC. If the desire is to capture visions of building heights and dimensions then that would be a little easier and less expensive than open space visuals. Michael Willis said that the modeling would help to understand the vague areas that feel inadequate It was suggested that the subcommittee come together and decide what the most important portions of the area be concentrated on in a visual presentation.

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

415.749.2400
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WILLIE L. BROWN, JR., Mayor

Darshan H. Singh, President
Lynette Sweet, Vice President
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James B. Morales, Executive Director

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AGENDA

MISSION BAY CITIZENS ADVISORY COMMITTEE
MEETING OF DECEMBER 11, 1997
6 PM
770 GOLDEN GATE AVENUE

1. ROLL CALL
2. ADOPTION OF MINUTES OF NOVEMBER CAC MEETING
3. ANNOUNCEMENTS
4. ADOPTION OF DESIGN GUIDELINES
5. REPORT ON TERRY FRANCOIS BOULEVARD STATUS
6. REPORT OF TRANSPORTATION SUBCOMMITTEE
7. WORK PROGRAM
8. NEXT MEETING

MINUTES OF A REGULAR MEETING OF THE CITIZEN'S ADVISORY COMMITTEE MEETING OF THE MISSION BAY AREA THURSDAY, DECEMBER 11, 1997

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SFRA: 770 Golden Gate Avenue

Meeting Participants

CAC Members: Jack Davis, Irene Ogus, Corinne Woods, Alfonso Felder, Lisa Lim, Chuck Turner, Andrea Jones, Lonnie Lawson, Dick Millet, Stan Smith, Michael Willis, Kevin Beauchamp, John Wilson, Barbara Westree, Karen Knolls,

Staff: David Prowler, Stan Muraoka, Derek Fleming

Minutes of the previous meeting were approved.

Announcements

David Prowler announced that he is no longer working at the Redevelopment Agency. He can be reached at the Mayor's Office as Special Assistant to the Mayor.
David also announced that Cliff Graves of BALSA and Jack Bair of the San Francisco Giants have turned over their positions on the CAC to members of their perspective organizations. Karen Knolls will now be representing BALSA and Alfonso Felder will replace Jack Bair for the Giants. These substitutions have been approved by the Mayor.

Kevin Beauchamp of UCSF announced that the selected architects for the campus are beginning the process for design. The next community advisory group meeting will be on January 7th.

Adoption of Design Guidelines

David Prowler contextualized the Design Guidelines by saying that the guidelines have come extremely far. They will become incorporated into the EIR and Redevelopment Plan. . There will be another round to look at them after the Draft EIR before they become law.

Jack Davis, Chairperson of the design subcommittee explained the evolution of the Design Guidelines. Jack said that the group met every week for several weeks at SMWM with various agencies and design/architect professional involved. Every element of the document was looked at as the document was analyzed line by line. The committee unanimously approved the guidelines to bring them forward to the CAC and the timetable was set by the subcommittee.

Discussion-

Corinne Woods noted that the Guidelines came a long way and that the CAC should continue to work on the document and give suggestions to the committee.

Dick Millet stated that the people from his neighborhood didn't have an opportunity to thoroughly look at the document because it was distributed too late and that the vote for adoption should be moved back to the 8th of January.

Michael Willis voiced that the design subcommittee worked hard and asked tough questions and looked at a myriad of concerns. He also said that Tom Jones helped to simplify the issues and visually convey subject-matter. The idea of the subcommittee was to deal with the issues in order to feel comfortable recommending the Design Guidelines to the CAC with confidence.

Anna Yee acknowledged that hard work of the subcommittee and their attention to the details of the Design Guidelines document. She suggested that no one on the CAC questioned the subcommittee's efforts. She explained that the Guidelines were not a done deal and that she would like everyone to feel comfortable one way or another.

Dick Millet said that Design Guidelines on a project as large as this need residential interests incorporated.

Anna Yee sited that this CAC has been very good at incorporating other views

Corinne Wood moved the CAC adopt the Design Guidelines as a Draft for purposes of providing information for the EIR review and that the CAC continue the process of public input into the document. It was seconded.

Discussion on the motion-

John Wilson mentioned that the document will be going through other review and that the CAC is generally in favor of it without the Draft language. Draft may weaken the intent of the document.

David Prowler stated that the design guidelines will go forward with the understanding that the CAC will come to the Agency Commission throughout the ongoing process of the project. Some areas will need strengthening and clarity. There will be an opportunity in the EIR phase to submit questions and concerns for any issues regarding the Design Guidelines.

Anna Yee asked if the consultants will still be available to work with the CAC in answering any questions throughout the process. Karen Alschuler of SMWM said that she is prepared and interested in working with the subcommittee on a regular basis. She looked forward to getting the Design Guidelines into the EIR in order to see what it looks like in the context of the project. Specific issues will continue to be discussed and explained.

Corinne Woods concern of one issue that is a guideline and needs to be a standard is the issue that a building can be planned for a height of up to 100 ft. before wind studies are mandated. Karen Alschuler clarified that there will be wind and shadow studies done before each phase and building is completed. Karen also said that the height limits are a standard yet explained in the guidelines.

Jack Davis offered that the Design Guidelines are comprised in a very technical document. He mentioned that he would not support the motion to move forward without the ability to revisit some of the issues. The purpose of moving on is to show progress and confidence in the project. The subcommittee should feel confident and proud of their work.

Michael Willis wanted to be clear that the document was needed as a basis for the EIR.

Janet Carpinelli mentioned that since Lower Portrero Hill is not represented on the CAC they did not get the document until 2 days before the general body CAC meeting. She was not able to attend subcommittee meetings that occurred during the day. She wanted to know the importance of why the document had to be voted on that particular day.

John Wilson wanted to know if there was a legal requirement for approval of the document and he was answered no.

Jim Firth asked if all of the CAC members could raise their hands if they had read the Design Guidelines in their entirety. All of the CAC members raised their hands.

Barbara Westree commented that at some point the public review process of projects has to grow to new stages and that it is important to move forward as the document will have more of a public review process in the EIR phase.

Stan noted that the point of the document is to fold into the Design for Development document.

Rick Mariano stated that once this document is approved we may never see it again and that other documents will come forward. He wanted to know where rental and for sale issues were discussed. David Prowler answered in the Owner Participation Agreement.

Michael Willis made a friendly amendment to Corinne's motion to drop the draft language.

The motion read to accept and approve Design Guidelines.

Motion was carried with two nay votes. One Corinne Woods and Dick Millet.

Report on Terry Francois Boulevard Status

David Prowler announced that Terry Francois will be moved away the bay front and he acknowledged that it was not an easy task. He acknowledged that there are still some prevailing issues and challenges, primarily the need to maintain access along the bay front. He referenced Alec Bash of the Port by saying that the area is zoned for maritime uses and that access to the public launch ramp must be continued. The compatibility of open space and maritime must be maintained.

Report on Transportation Subcommittee

Barbara Westree, the subcommittee chairperson, reported that Muni gave a brief presentation on traffic patterns of the proposed light rail and other municipal transit plans. Traffic consultants from Wilbur Smith also gave a general overview of traffic alternatives. There were some concerns in the subcommittee meeting voiced by Portrero Hill residents involving issues, particularly around the 4th St. and Mariposa intersection. Barbara noted that the subcommittee needed more visual aids along with trip numbers in order to evaluate the traffic situation more effectively. Wilbur Smith agreed to come back with more diagrams and graphics, while also considering some of the suggestions proposed by individuals at the subcommittee meeting.

The next meeting was scheduled for January 6th.

Janet Carpinelli wanted to add that Illinois Street should be used as a southern conduit and that 4th Street should be closed at Mariposa and have it turn west so that any traffic generated by Mission Bay will remain in Mission Bay.

Bob Isaacson voiced that the traffic of the Giants Ballpark on Channel St. need to addressed in terms of monitering traffic signals and mobility in and out of the Channel St. area.

Corinne stated that she thought that alternatives to the traffic circle on Owens St. should be explored.

A question was asked about what effects the Muni light rail will have on traffic. Drew Howard who is the project engineer of the light rail, said that Muni will have an exclusive right away and that traffic signals will be timed to maintain fluidity of traffic.

Work Program

Anna Yee, David Prowler and Andrea Jones worked on a tentative schedule for the future work program of the CAC. Copies of the program were passed out. David noted that the schedule could change depending on dynamics that may arise.

Rick Mariano thought that some of the program items were out of order based on their relevance to other documents and processes. He pointed out that the toxics and water issues should be dealt with early on before final environmental analysis is completed and that employment issues could be dealt with at a later date. David Prowler responded that the EIR will cover highly technical issues such as toxics and water in the Draft issue.

Those issues can then be revisited for final analysis. Anna Yee suggested that a Toxics and Water subcommittee would be formed to also revisit the issues.

Due to the holidays, the next Meeting will not occur on the regularly scheduled second Thursday of the month in January. Instead the meeting will be on Thursday January 15, 1998.

San Francisco
Redevelopment Agency

MISSION BAY CITIZENS ADVISORY COMMITTEE

MEETING OF THURSDAY JANUARY 15, 1993
6 PM
770 GOLDEN GATE AVENUE, 3RD FLOOR

AGENDA

APPROVAL OF MINUTES

ANNOUNCEMENTS

PRESENTATION AND DISCUSSION OF HOUSING PROGRAM

TRANSPORTATION SUBCOMMITTEE REPORT

NEXT MEETING DATE AND AGENDA

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MISSION BAY CITIZENS ADVISORY COMMITTEE

MEETING OF THURSDAY, FEBRUARY 12, 1998

6:00 P.M.

770 Golden Gate Avenue, 3RD Floor

AGENDA

APPROVAL OF MINUTES OF MEETING OF JANUARY 15, 1998

ANNOUNCEMENTS

PRESENTATION OF PLANS FOR THE MISSION BAY UCSF CAMPUS

INTRODUCTION TO TOXICS AND WATER RUNOFF

SUBCOMMITTEE REPORTS

NEXT MEETINGS

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

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WILLIE L. BROWN, JR., Mayor

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MISSION BAY CITIZENS ADVISORY COMMITTEE
MEETING OF MARCH 12, 1998
6PM
770 GOLDEN GATE AVE

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AGENDA

APPROVAL OF MINUTES

ANNOUNCEMENTS

PRESENTATION ON MUNI PLANS FOR MISSION BAY

SUMCOMMITTEE REPORTS:

- DESIGN SUBCOMMITTEE
- TRANSPORTATION SUBCOMMITTEE
- HOUSING SUBCOMMITTEE
- TOXICS SUBCOMMITTEE

NEXT MEETINGS

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

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WILLIE L. BROWN, JR., Mayor

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MISSION BAY CITIZENS ADVISORY COMMITTEE MEETING

THURSDAY, APRIL 23, 1998
6PM
770 GOLDEN GATE

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AGENDA

- APPROVAL OF MINUTES OF FEBRUARY 12TH AND MARCH 12 MEETING
- ANNOUNCEMENTS
- DISCUSSION OF DRAFT REDEVELOPMENT PLANS
- DISCUSSION OF DRAFT ENVIRONMENTAL IMPACT REPORT
- SUBCOMMITTEE REPORTS

  TRANSPORTATION SUBCOMMITTEE
  Report on meeting of April 21st, 6:30 PM at 770 Golden Gate

  TOXICS SUBCOMMITTEE
  Report on meeting of April 20, 6 PM at 770 Golden Gate

- NEW BUSINESS
- NEXT MEETINGS

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

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MISSION BAY CITIZENS ADVISORY COMMITTEE

MEETING OF THURSDAY, JUNE 11, 1998
6 PM
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AGENDA

APPROVAL OF MINUTES

ANNOUNCEMENTS

DISCUSSION OF ELECTION OF OFFICERS

PRESENTATION OF ARCHITECTURAL RENDERINGS

SUBCOMMITTEE REPORTS

- HOUSING
- DESIGN
- TOXICS
- TRANSPORTATION

REDEVELOPMENT PLAN COMMENTS

ENTITLEMENT SCHEDULE UPDATE

NEXT MEETING DATE AND AGENDA

San Francisco
Redevelopment Agency

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MISSION BAY CITIZENS ADVISORY COMMITTEE

MEETING OF AUGUST 13, 1998
6 PM
SAN FRANCISCO REDEVELOPMENT AGENCY
770 GOLDEN GATE

AGENDA

- APPROVAL OF MINUTES
- DISCUSSION OF REDEVELOPMENT PLANS
- DISCUSSION OF SCOPES, DESIGNS FOR DEVELOPMENT
- DISCUSSION OF ENTITLEMENT AND REVIEW SCHEDULE
- NEXT MEETINGS
- ADJOURN

San Francisco
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770 Golden Gate Avenue
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James B. Morales, Executive Director

MISSION BAY CITIZEN'S ADVISORY COMMITTEE

MEETING OF SEPTEMBER 10, 1998
6PM

770 GOLDEN GATE AVENUE

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AGENDA

- APPROVAL OF MINUTES
- ANNOUNCEMENTS
- SUBCOMMITTEE REPORTS
  - TRANSPORTATION SUBCOMMITTEE
  - HOUSING SUBCOMMITTEE
  - DESIGN SUBCOMMITTEE
- CAC REMARKS FOR SEPTEMBER 17 HEARING
- NEXT MEETING

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San Francisco, CA 94102

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MISSION BAY
CITIZEN'S ADVISORY COMMITTEE MEETING

SFRA
770 GOLDEN GATE
3RD FLOOR

THURSDAY
JANUARY 14, 1998
6:00 PM

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AGENDA

- ROLL CALL
- MINUTES
- BPTCC-DISCUSSION OF BALLPARK TRANSPORTATON COORDINATING COMMITTEE
- NEXT MEETING AGENDA
- ADJOURNMENT

MISSION BAY
CITIZEN'S ADVISORY COMMITTEE MEETING

6:00 PM, Thursday, February 11, 1999
San Francisco Redevelopment Agency
770 Golden Gate Avenue
Third Floor Conference Room

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AGENDA

Approval of minutes of meeting of January 14, 1999
Approval of minutes of meeting of December 10, 1998

Presentation By Catellus of Major Phase Submission (N2)

Other Matters

Note: Mission Bay CAC members are invited to hear the **Pier 48 Pan-Pacific Expo Proposal**. The presentation will be held at the Rincon Point-South Beach CAC meeting at **4:00 PM** on **Wednesday, February 10, 1999**, at the **San Francisco Fire Department Headquarters, 698 Second Street at Townsend, Commissioner's Meeting Room.**

Attachments: Minutes of meeting of December 10, 1998
Minutes of meeting of January 14, 1999

MISSION BAY
CITIZENS ADVISORY COMMITTEE

6:00 PM, Thursday, March 11, 1999
San Francisco Redevelopment Agency
770 Golden Gate Avenue
Third Floor Conference Room

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AGENDA

1) Approval of minutes of meeting of February 11, 1999

2) UCSF Building 24 Overview of Pre-Construction Activities

3) Muni Third Street Light Rail Project Design Presentation

4) China Basin Landing Expansion Plans

5) Other Matters

6) Public Comment

Attachments: Minutes of Meeting of February 11, 1999

CAC Membership List

MISSION BAY
CITIZENS ADVISORY COMMITTEE

6:00 PM, Thursday, April 8, 1999
San Francisco Redevelopment Agency
770 Golden Gate Avenue
Third Floor Conference Room

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AGENDA

1) Approval of minutes of meetings of February 11, 1999 and March 11, 1999

2) UCSF Building 24 Design Presentation

3) Catellus Presentation on Revised N2 Major Phase Application
And North Plan Area Streetscape Concept Plan and Signage Master Plan, and
Consideration of Endorsement

4) Subcommittee Reports

5) Other Matters

6) Public Comment

Attachments: Minutes of Meeting of March 11, 1999

MISSION BAY
CITIZENS ADVISORY COMMITTEE

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MAY 10 1999

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6:00 PM, Thursday, May 13, 1999
San Francisco Redevelopment Agency
770 Golden Gate Avenue
Third Floor Conference Room

AGENDA

1) Approval of minutes of meetings of February 11, 1999; March 11, 1999; and April 8, 1999

2) Staff Presentation on Agency Affordable Housing Parcel, Mission Bay Block N2, Parcel 2

3) Subcommittee Reports

4) Other Matters

5) Public Comment

Minutes of Meeting of April 8, 1999 will be mailed to CAC members on May 10.

MISSION BAY
CITIZENS ADVISORY COMMITTEE

6:00 PM, Thursday, June 10, 1999
San Francisco Redevelopment Agency
770 Golden Gate Avenue
Third Floor Conference Room

06-04-99A10:39 RCVD

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AGENDA

1) Approval of minutes of meetings of April 8, 1999

2) Announcements

3) Catellus Presentation on Mission Bay North Plan Area Streetscape Master

4) Pacific Bell Park Update and South of Channel Parking Lots Update

5) Revised Location of Muni Substation

6) Other Matters

7) Public Comment

Attachment:
Minutes of meeting of April 8, 1999

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June 30, 1999

TO: Mission Bay Citizens Advisory Committee and Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee
Project Associate

SUBJECT: MISSION BAY CAC MEETING NOTICE

At the next Mission Bay CAC meeting, Catellus Development Corporation will present the North Plan Area Master Design Detail Plan in the form of a design workshop where you will be able to evaluate actual colors and materials proposed in the North Plan Area Master Design Detail Plan. CAC members will be forwarded the North Plan Area Master Design Detail Plan under a separate cover.

Please note the change of meeting date and place for the next CAC meeting:

Thursday, July 15, 1999
6:00 PM-8:00 PM
Catellus Visitor's Center, 255 Channel Street

Agendas and minutes will be forwarded to you in July.

These meetings are open and all interested parties are invited to participate.

Please contact Tiffany Bohee of the San Francisco Redevelopment Agency at 749-2481 for more information or any questions.

MISSION BAY
CITIZENS ADVISORY COMMITTEE MEETING

PLEASE NOTE CHANGE OF MEETING DATE AND LOCATION.

6:00 PM, Thursday, July 15, 1999
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1) Approval of minutes of meetings of May 13, 1999 and June 10, 1999

2) Announcements

3) Project Manager's Report

4) Catellus Design Workshop Presentation on Mission Bay North Plan Area Streetscape Master Design Detail Plan

5) Subcommittee Reports

6) Other Matters

7) Public Comment

Attachment:
Minutes of meeting of May 13, 1999 and June 10, 1999

NOTE: If CAC Members plan to attend, please contact Tiffany Bohee at 749-2481.

07-12-[illegible] RCVD

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of July 15, 1999
San Francisco Redevelopment Agency
Meeting Held at: Catellus Mission Bay Visitor's Center
255 Channel Street

Present:

CAC Members: Kevin Beauchamp, Jack Davis, Karen Drozda, Alfonso Felder, Andrea Jones, Lonnie Lawson, Dick Millet, Abby Snay, Barbara Westree, Corinne Woods

Guests: Babette Drefke, Drew Detsch, Vicki Simon, Tom Chiosso, Kathy Mattes

Staff: Tiffany Bohee, Amy Neches, David Prowler

The minutes of meetings of May 13, 1999 and June 10, 1999 were approved.

The members voted to approve the addition of a presentation by Mission Housing Development Corporation and SMWM on Block N2, Parcel 2 to the agenda for July 15, 1999.

Announcements

David Prowler announced that he will be leaving the Mayor's Office, and he thanked the CAC for their work on Mission Bay. Mr. Prowler announced that Michael Rios and Jonathan Nelson had resigned from the CAC. Kevin Beauchamp announced that UCSF will be holding a "visioning session" for the 8 acres of UCSF Open Space on Thursday, July 22, 1999 at the South Beach Yacht Club from 6:00PM-8:30PM. Corinne Woods stated that she is serving on UCSF steering committee for Open Space.

Project Manager's Report

Amy Neches reported that the land transfers between San Francisco, the Port of San Francisco, and Catellus are near completion and will close by the end of the week. Ms. Neches reported that Catellus is working on calculating the development costs for Mission Bay, which are linked to the Community Facilities District. Ms. Neches stated that the Redevelopment Commission selected a non-profit developer, Mission Housing Development Corporation, for the first affordable housing site on Block N2, Parcel 2.

Subcommittee Reports

Corinne Woods distributed a memo from the Toxics & Wastewater Subcommittee regarding the Feasibility Study Remedial Action Plan (RAP) prepared by the Pacific Environmental Group on behalf of five oil companies that conducted historical bulk oil storage and transfer activities in the vicinity of Pier 64. Ms. Woods reported that the Subcommittee concluded that the RAP did not give a full picture of all the site conditions, the slurry wall was not adequate for remediation of the site, and that the RAP

did not comply with the Regional Water Quality Control Board (RWQCB) Order to reasonably remove free product from the site. The CAC passed a motion to accept the Toxics & Wastewater Subcommittee's findings and forward its recommendations to RWQCB on behalf of the CAC.

Alfonso Felder reported that the 3rd Street Bridge would be closed for seismic retrofit and rehabilitation, and that DPW would complete the work by April 2000.

Presentation by the developers of Block N2, Parcel 2

Armando Vasquez and Doug Shoemaker of Mission Housing Development Corporation briefed the CAC on Mission Housing's development background and described the development plans for the affordable housing site in Mission Bay. Mr. Vasquez stated that Mission Housing was established in 1971, and the majority of their development is located in the Mission District. Mr. Shoemaker stated that the architecture firms working on N2, Parcel 2 are Paul Taggart in association with SMWM. The development plans for N2, Parcel 2 are at a basic concept design level, and Mission and SMWM will return to the CAC with a schematic design.

Mr. Vasquez reported that the development plan includes a total of 99 units with a mix of flats and townhouses with lots of 3-4 bedrooms as well as some 1-2 bedroom units. All units are for persons whose household income is less than 50% of median income. A minimum of 20% of the units are for Section 8 Certificate Holders, 10% of the units are designated Housing Opportunities for Persons with AIDS ("HOPWA") units, and the units will be affordable for a minimum of 75 years. Amenities for the facilities include a community room, a computer lab, and tot lot. A childcare center for 48 infants, toddlers, and preschoolers will be built. There are also 2 home-based family childcare units planned for the site. The project will be financed through tax credits and tax exempt bonds issued by the Redevelopment Agency with gap funds supplied by the Agency.

Mr. Vasquez introduced Linda Sobuta and Kevin Fuller of SMWM who presented a basic concept design for the site. Ms. Sobuta presented site sections and a model and described the design considerations for the site including the generous development setback from the mid-block pedestrian walkway and the interlocking levels of the townhouses and the double-loaded unit corridors. Ms. Sobuta also showed the location of the childcare center along the mid-block walkway. Ms. Sobuta stated that in response to Agency concern about the security of the childcare location along the mid-block walkway, SMWM is considering a design solution such as using an opaque wall adjacent to the walkway. In response to questions from the CAC about the involvement of childcare providers, Mr. Shoemaker stated that Mission Housing will be meeting with childcare providers and that a Request for Qualifications to operate the childcare center was in progress. Ms. Sobuta stated that the housing development will have dispersed entrances on King and Berry street, a retail component at the head of the muse, childcare drop-off on Berry Street, and a covered play area for the childcare center. Mr. Vasquez stated that Mission Housing is exploring a residential "co-op" for cars.

Mission Bay North Plan Area Streetscape Master Design Detail Plan

Amy Neches introduced Amy Coburn of Catellus. Ms. Coburn presented revised plans for the North Plan Area Master Design Detail Streetscape Plan. Ms. Coburn outlined the details for planting, paving, lighting, trash receptacles, and bike racks for the North Plan Area Streetscape Master Design Detail Plan. Ms. Coburn stated that Catellus would install the planting, paving, lighting, trash receptacles, and bike racks as part of the infrastructure improvements. Catellus will dedicate the streetscape to the City, and the City departments will be responsible for maintaining the trash receptacles and the lights of the streetscape. The trees and paving will be maintained by fronting private property owners. Catellus has also proposed "design guidelines" for the City for site furnishings such as newspaper vendor stations, telephone kiosks, and benches for use by private property owners.

Planting Plan

The Detail Plan proposes continued application of London Plane Trees on King Street; Chinese Flame Tree on Berry; Arbutus' Marina on Third Street; Sweet Bay, Grecian Laurel on Fourth Street; Ornamental Pear on Fifth Street; and Turkish Filbert on Townsend Street. The Detail Plan also provides more information about the planting details in the continuous tree planting trench.

Paving Plan

Ms. Coburn noted that there are further refinements proposed to the Type I and Type II paving presented in the Concept Plan. Type IA paving is a higher level of paving type within Type I that will be applied to King Street. Type IA has a zone (typically 6') of a continuous band of granite unit pavers adjacent to a granite curb with a pedestrian zone of precast concrete pavers. Type IB will be applied to Third and Fourth Streets. Type IB has a zone (typically 5') of a continuous band of granite unit pavers adjacent to a granite curb with a pedestrian zone of cast-in-place concrete with sawn joints, articulating the pattern. Type IIA paving is used on the remaining walkways on Berry and Townsend Street. Type IIA has a zone (typically 5') adjacent to a concrete curb and will be articulated by a repeated pattern of granite unit pavers at the street tree locations. Ms. Coburn stated that the larger sawn joint pattern paving modules for Type IB and Type IIA are easier to repair and create a monolithic look.

Lighting Plan

The Detail Plan proposes pedestrian lights on King Street, secondary streetlights on Berry and Fifth Street and roadway lights on Third, Fourth, and Townsend Streets. Instead of the typical high-pressure sodium lights used in the City, which cast a yellowish light, metal halide lights, which cast white light, are proposed in the Detail Plan. Ms. Neches noted that the Agency is working with the Mayor's office, Bureau of Light, Heat, and Power, which is the City department that maintains and repairs lighting in City, and Catellus to use metal halide lights in Mission Bay.

Street Furnishings

Ms. Coburn reported that the site furnishings proposed in the North Plan Area Streetscape include trash receptacles and bike racks. In response to CAC concern about pedestrian

safety and concern about sidewalk clutter, Ms. Coburn noted that street furnishings will be placed in the "street furnishings zone" adjacent to the curbs while the "pedestrian zone" will be kept clear. Ms. Coburn also noted that Catellus presented designs for benches and telephone booths, which are installed and paid for by private property owners. CAC members expressed concern about the look of uniformity with one bench as well as the cost associated with requiring private property owners to use custom benches in the public right of way. CAC members noted that the Port of San Francisco is adopting a set of design guidelines, and Catellus should perhaps look at the Port's selections for benches. CAC members also expressed concern about the integration of non-programmed site furnishings such as the J.C. Decault toilets and advertising kiosks. Ms. Coburn stated that Catellus worked with the Mayor's Office and the Agency to prevent advertising kiosks from being installed on King Street. The City may install other streetscape furnishings, and those site furnishings should be placed in the "street furniture zone" of the sidewalk in order to keep the "clear zone" or pedestrian area clear of obstructions.

The CAC unanimously voted to approve the Mission Bay North Plan Area Streetscape Master Design Detail Plan.

Ms. Neches stated that the August meeting of the CAC would be cancelled. The next meeting of the CAC will be on September 9, 1999.

The meeting was adjourned.

701-19299-026 August 6, 1999

TO: Mission Bay Citizens Advisory Committee and Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee
Project Associate

SUBJECT: **MISSION BAY CAC DESIGN/HOUSING SUBCOMMITTEE MEETING NOTICE**

There will be a Mission Bay CAC Design/Housing Subcommittee meeting to review the schematic design of the first affordable housing site in Mission Bay, Block N2 Parcel 2, on

Thursday, August 12, 1999
6:00 PM
San Francisco Redevelopment Agency
770 Golden Gate Avenue, Third Floor Conference Room

These meetings are open and all interested parties are invited to participate.

Please contact Tiffany Bohee of the San Francisco Redevelopment Agency at 749-2481 for more information or any questions.

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701-18399-000 July 26, 1999

TO: Mission Bay Citizens Advisory Committee and Mission Bay CAC Interested Parties

FROM: Tiffany Bohee
Project Associate

SUBJECT: **MISSION BAY CAC MEETING NOTICE**

The Mission Bay Citizens Advisory Committee meeting of Thursday, August 12, 1999 has been cancelled. The next meeting of the CAC will be held on

Thursday, September 9, 1999
6:00 PM-8:00 PM
San Francisco Redevelopment Agency
770 Golden Gate Avenue, Third Floor Conference Room

Agendas and minutes will be forwarded to you in September.

These meetings are open and all interested parties are invited to participate.

Please contact Tiffany Bohee of the San Francisco Redevelopment Agency at 749-2481 for more information or any questions.

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MISSION BAY
CITIZENS ADVISORY COMMITTEE MEETING

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6:00 PM, Thursday, September 9, 1999
San Francisco Redevelopment Agency
770 Golden Gate Avenue

09-03-99P03:29 RCVD

AGENDA

1) Approval of minutes of meeting of July 15, 1999

2) Announcements

3) Project Manager's Report

4) Schematic Design Presentation on the Agency Affordable Housing Site on Parcel 2 of Block N2 in Mission Bay North

5) Mission Bay Phasing Schedule and Development Overview including Plans for Open Space Workshops

6) UCSF's Plans for Housing in Mission Bay

7) UCSF Phase I Landscaping Progress Report

8) Ballpark Update

9) Subcommittee Reports

10) Other Matters

11) Public Comment

Attachment:
Minutes of meeting of July 15, 1999

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of September 9, 1999
San Francisco Redevelopment Agency
770 Golden Gate Avenue
San Francisco, CA 94102

Present:

CAC Members: Kevin Beauchamp, Alfonso Felder, September Jarrett, Andrea Jones, Karen Knowles-Pearce, Lonnie Lawson, Dick Millet, Irene Ogus, David Siegel, Stan Smith, Chuck Turner, William Walker, Rex Wood, Corinne Woods

Guests: Eric Harrison, Debra Rubin, Dick Young, Doug Findlay, Babette Drefke, Pat O'Brien, Karyn Shore, Paulett Taggart, Drew Detsch, Judy Dereus, Doug Shoemaker, Elizabeth Puccinelli, Brad Paul, Victor Veysey, Kathy Mattes

Staff: Tiffany Bohee, Amy Neches

Approval of minutes

September Jarrett's name was added to the list of members present at the July 15, 1999 meeting. The minutes of July 15, 1999 were approved.

Announcements

There were no announcements.

Project Manager's Report

Ms. Neches stated that the Catellus Mission Bay North Plan Area Streetscape Master Design Detail Plan was approved by the Redevelopment Commission on September 14, 1999 and that the land transfers between Catellus, the Port of San Francisco, and the Redevelopment Agency have been completed. Ms. Neches stated that the Regional Water Quality Control Board had issued a letter to the Pacific Environmental Group requesting further action concerning the Feasibility Study Remedial Action Plan that the Pacific Environmetal Group prepared on behalf of five oil companies that conducted historical bulk oil storage and transfer activities in the vicinity of Pier 64. Ms. Neches asked if members had received the letter from UCSF detailing construction/pile driving. Ms. Neches announced that the first Mission Bay Open Space workshops focusing on Mission Creek Channel Park would take place on September 15, 1999 with a follow-up workshop to be held on October 6, 1999.

Schematic Design Presentation on Agency Affordable Housing Site, Parcel 2 of Block N2

Doug Shoemaker of Mission Housing Development Corporation introduced members of the design team working on the building and landscaping for affordable housing Parcel 2

of Block N2 in Mission Bay North. The design team is comprised of Paulett Taggart in association with SMWM and Patricia O'Brien of Patricia O'Brien Landscape Architecture.

Mr. Shoemaker stated the development plan for the site which includes a total of 99 units with a mix of flats and townhouses with lots of 3-4 bedrooms as well as some 1-2 bedroom units. All units are for persons whose household income is less than 50% of median income. A minimum of 20% of the units are for Section 8 Certificate Holders, 10% of the units are designated Housing Opportunities for Persons with AIDS ("HOPWA") units, and the units will be affordable for a minimum of 75 years. Amenities for the facilities include a community room, a computer lab, and tot lot. Mr. Shoemaker stated that 5% of the units would be accessible to the hearing and visually impaired and the remainder of the units are designed to be adaptable to those with disabilities. A childcare center for 48 infants, toddlers, and preschoolers will be built. There are also 2 home-based family childcare units planned for the site. The project will be financed through tax credits and tax exempt bonds issued by the Redevelopment Agency with gap funds supplied by the Agency.

Paulett Taggart showed a site model and described the schematic design developed for the site. A single five-story building covers the entire site with the exception of a portion of the area fronting the Mid-Block Walkway. The building is four stories of wood-frame Type V construciton over one story of Type I Construction. The first story contains the parking garage which is wrapped by retail space on the King Street frontage, childcare open space facing the Mid-Block Walkway and indoor childcare space fronting Berry Street. The upper four stories are primarily residential and form an open "U" shape facing the Mid-Block Walkway. Ms. Taggart showed that building's King Street frontage was composed of brick and the Berry Street frontage was composed of articulated stucco. In response to CAC concern about the King Street frontage "lacking articulation" and appearing "too massive," Ms. Taggart explained that the brick frontage was chosen for its appearance and character, and the use of brick referenced the historic brick buildings in the area. Ms. Taggart also explained that with a limited source of funds, Mission Housing and the design team are trying to do a great deal with the site. Ms. Patricia O'Brien presented an overview of the open space areas at the site which included covered seating areas for adults and teenagers; some trees; a play area for the children of the site development that is adjacent to the home-based family childcare; a raised lawn area; and hardscape access for disabled persons to the lawn areas.

Mission Bay Phasing Schedule and Development Overview including Plans for Open Space Workshops

Eric Harrison, Vice-President of Development of Catellus, presented development and phasing plans for Mission Bay. Mr. Harrison distributed a development phasing schedule for the next 3 years. Mr. Harrison explained that Catellus anticipates submitting plans for Block N1, followed by submissions for Block N3/N4 in late November 1999. Mr. Harrison explained that "project processing" for a major phase includes citizen review. Mr. Harrison stated that Catellus would submit plans for Blocks 26-28 at the end of the

year and plans for Blocks 41-43 in January 2000. Mr. Harrison stated that Catellus would be holding a series of workshops for the open space at Mission Channel Creek. The workshops are open to the public would be similar in format to the Catellus/SMWM workshops held during the master planning for Mission Bay. Although UCSF will have a recreational facility that the community can access through paid memberships, the CAC suggested that an indoor recreation center that is not fee-based should be included in the park design of Mission Bay.

UCSF's Plans for Housing in Mission Bay

Brad Paul, consultant to UCSF and Elizabeth Allen Puccinelli of Sedway Group presented UCSF's plans for campus housing at Mission Bay. Ms. Puccinelli stated that Sedway Group along with Sasaki Associates and CSG are serving as consultants to UCSF to develop a housing plan that is affordable for students and that is financial feasible. Ms. Puccinelli reported that the UCSF currently provides housing for 320 students at various locations. Sedway is conducting a study to provide recommendations to UCSF for new housing opportunities within UCSF sites. Ms. Puccinelli stated that Sedway is meeting with student focus groups to determine location preferences and how much students can afford to pay. Sedway is also meeting with community advisory groups, such as the Rincon Point-South Beach CAC and the Mission Bay CAC, to discuss the housing options for UCSF students. Ms. Puccinelli stated that there were opportunities for housing at the Parnassus campus, where office buildings will be reused for studio units, and at the Mission Bay campus at buildings 23A and 20A, where approximately 200 multiple bedroom units are contemplated. Ms. Puccinelli stated that UCSF is seeking to make available 600 units or a total of 700 beds for student housing at all housing opportunities within the UCSF campuses. Ms. Puccinelli stated that the housing will be financed with tax exempt financing and that Sedway has talked with a non-profit housing management company to manage the student housing. Members of the CAC expressed approval of housing plans and requested that the consultants explore creative housing solutions. Mr. Paul stated that UCSF is looking for long-term permanent solutions for their housing shortage and that the additional housing will be net housing for the city.

UCSF Phase I Landscaping Progress Report

Kevin Beauchamp introduced Doug Findlay of Peter Walker Partners, consultant to UCSF on the master landscaping of the UCSF Mission Bay campus. Mr. Findlay explained that the landscaping team has considered both temporary and permanent landscaping for the areas near the three buildings built during Phase 1 (Buildings 19, 21, and 24). Building 19 will connect with a plaza, and a courtyard will be ultimately in front of Building 19. Mr. Findlay stated that Building 21 is a "swiss cheese" building in that it is possible to move through building areas. A temporary surface parking lot will be on the west side of Building 21. Mr. Findlay stated that Building 24, which is south of Building 21, would have community gathering spaces. Mr. Findlay described the concept of the "varas" as linking corridors between buildings and the green space where people have the ability to congregate. Mr. Findlay stated that a water feature element is contemplated for the vara adjacent to Building 19, and trees will be located in the center

between Buildings 19 and 24. Mr. Findlay stated that the trees are intended to balance the large-scale buildings surrounding portions of the green. The CAC expressed concern about the placement of too many trees and pedestrian safety at night should be a consideration in the interim plan as well as the long-term plan.

Ballpark Update

Alfonso Felder reported that Ballpark construction was on schedule. Mr. Felder stated that the Giants will work with the Agency to arrange for a Pacific Bell Park tour for CAC members prior to the October 14th CAC meeting.

Subcommittee Reports

Corinne Woods reported on the Ballpark/ Transportation Coordinating Committee's (M/BTCC) activities and distributed minutes from the August M/BTCC meeting and a Department of Public Works capital improvement project schedules.

The meeting was adjourned.

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

415 749 2400
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Mark Dunlop, Vice President
Leroy King
Nell Palma
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Darshan Singh
Lynette Sweet

James B. Morales, Executive Director

701-21899-0000

November 2, 1999

TO: Mission Bay Citizens Advisory Committee and
Mission Bay Citizens Advisory Committee Interested Parties

FROM: Tiffany J. Bohee
Project Associate, San Francisco Redevelopment Agency

SUBJECT: NOVEMBER CAC MEETING NOTICE

In observance of Veteran's Day on Thursday, November 11th, the next regular meeting of the Mission Bay Citizens Advisory Committee has been moved to Thursday, November 18th at 6:00 PM at the Redevelopment Agency, 770 Golden Gate Avenue. Please note the day and time of the November CAC meeting.

These meetings are open to the public and all interested parties are invited to participate.

Please contact Tiffany Bohee at 749-2481 for more information or any questions.

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MISSION BAY
CITIZENS ADVISORY COMMITTEE MEETING

6:00 PM, Thursday, November 18, 1999
San Francisco Redevelopment Agency
770 Golden Gate Avenue

AGENDA

1) Approval of minutes of meeting of September 9, 1999

2) Announcements

3) Project Manager's Report

4) Presentation on Mission Creek Channel Park

5) Presentation on China Basin Landing building

6) Presentation on Mission Bay South Plan Area Streetscape Master Design Detail Plan

7) Presentation on Mission Bay Block N1

8) Other Matters

9) Public Comment

Attachment:
Minutes of meeting of September 9, 1999

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of November 18, 1999
San Francisco Redevelopment Agency
770 Golden Gate Avenue
San Francisco, CA 94102

99

Present:

CAC Members: Kevin Beauchamp, Jack Davis, Alfonso Felder, Andrea Jones, Abby Snay, William Walker, Rex Wood, Corinne Woods

Guests: Eric Harrison, Dan Howard, Kathy Mattes, Mike Freeman, Susanne Beilicke, Pat Wilson, Drew Detsch

Staff: Tiffany Bohee, Amy Neches

Approval of minutes

The minutes of meeting of September 9, 1999 were not approved due to a lack of quorum.

Announcements

There were no announcements.

Project Manager's Report

Ms. Neches stated that the Agency had taken the first legal steps to form the Community Facilities Districts for Mission Bay, and the process should be complete by the end of December 1999. The Agency approved the schematic design for the affordable housing parcel on Block N2, Parcel 2. Ms. Neches stated that Avalon Bay will be developing Parcel 3 of Block N2, and that their residential project proposal will most likely be submitted to the Agency in January 2000. Ms. Neches stated that Catellus would be using Block N3 for commuter parking as an interim use for one year. Ms. Neches also reported that the Agency has received a request from Catellus to use Blocks 9 and 9A for bus parking for Golden Gate Transit.

Presentation on China Basin Landing

Mike Freeman of China Basin Landing and Dan Howard of Fisher Friedman Associates presented revised plans for the expansion of the Berry Street China Basin Landing building. Mr. Freeman stated that the Draft Environmental Impact Report has been filed with the Planning Department, and a public hearing is scheduled for December 9th. Mr. Howard outlined the changes to the Berry Street building. Mr. Howard said that the Berry Street building has a modulated façade to represent that there are actually three separate buildings; there is a setback from the existing roof for the Fourth Floor addition and a setback at the Fifth and Sixth Floors, and that the 3rd and 4th Street ends are more geometric rather than rounded. Mr. Freeman stated that the Planning Department has issued a Negative Declaration for the proposed parking expansion to the wharf-side building of China Basin Landing. Mr. Freeman stated that the parking expansion would yield 220 self-park spaces

and a higher capacity for valet parking. CAC members were concerned that China Basin Landing's parking would not be adequate for their tenants. Mr. Freeman stated that China Basin Landing is examining other long-term parking solutions such as lots South of the Channel and shared parking with residential buildings in the area. In response to questions about applying the Mission Bay North Streetscape Plan to the China Basin Landing side of Berry Street, Mr. Freeman stated that China Basin Landing is looking at undergrounding the utility poles in front of their building and will mimic the Mission Bay North Streetscape paving pattern at the tree wells.

Presentation on Mission Bay South Plan Area Streetscape Master Design Detail Plan and on Mission Bay Block N1 Major Phase

Eric Harrison, Vice President of Catellus, presented the Mission Bay South Plan Area Streetscape Master Design Detail Plan and the Block N1 Major Phase through a PowerPoint presentation. Mr. Harrison stated that the South Plan Area Streetscape Plan reflects the large number of residential streets in Mission Bay South. Mr. Harrison said that the pedestrian clear zone and street furniture zone concept introduced in Mission Bay North has been repeated for Mission Bay South. The paving is the same type that was proposed for Mission Bay North with more specialized paving surrounding The Common. Mr. Harrison noted that the bike racks and trash cans proposed for Mission Bay South are the same as Mission Bay North. Mr. Harrison stated that Catellus, working with City departments, has refined the design of the trash can and the custom light fixtures.

Mr. Harrison said Block N1 is bounded by Third, Fourth, King, and Townsend Streets. Mr. Harrison stated that Catellus is not contemplating Block N1 to be destination entertainment retail such as movie theaters. Mr. Harrison said that the retail would be "lifestyle retail". Mr. Harrison said that there would be a grocery store on the corner of King, Fourth and Townsend Street, and perhaps other retailers such as Pottery Barn or a bookstore. Mr. Harrison described the development program for Block N1: 150,000 square feet of retail, 25, 000 square feet of office, and 550 residential units. The residential component includes 225-230 low-rise residential units above the podium and two towers at the center of the block on the Townsend street side. There is a mid-block walkway and an "urban drive court" with residential and retail parking and loading entrances off Townsend Street.

Mr. Harrison stated that Catellus is undertaking design development for a number of the program elements that were suggested at the Mission Creek Open Space workshops including incorporating a kayak launch, scaling back the overlooks, incorporating hardscape space for sports courts, considering Carmen's needs for loading and parking, exploring the feasibility of continuous pedestrian access around the Channel, moving the houseboat parking and keeping the community gardens, and storage sheds in approximately the same location. Mr. Harrison stated that the design for Fifth Street plaza includes interactive water features and opportunities for café areas.

There were no other matters or public comments. The meeting was adjourned.

MISSION BAY
CITIZENS ADVISORY COMMITTEE MEETING

PLEASE NOTE MEETING LOCATION

6:00 PM, Thursday, December 9, 1999
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1) Announcements

2) Project Manager's Report

3) Informational Concept Plan Presentation on China Basin Park by China Basin Ballpark Company

4) Basic Concept Design Presentation on Mission Creek Channel Park

5) Presentation on Mission Bay Blocks 26-28

6) Other Matters

7) Public Comment

Note: Minutes of meeting of November 18, 1999 will be forwarded prior to the January 13, 2000 CAC meeting.

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of December 9, 1999
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:

CAC Members: Kevin Beauchamp, Alfonso Felder, Andrea Jones, Karen Knowles-Pearce, Lonnie Lawson, Stan Smith, Chuck Turner, William Walker, Barbara Westree, Rex Wood, Corinne Woods

Guests: Pat Wilson, Pat O'Brien, Kari Kilstrom, Catherine Harris, Peter McCool, Jeff Brown, Vicki Simon, Ginny Stearns, Dan Bell, Bob Isaacson, Phil Williamson, Janet Carpinelli, Amy Coburn, Eric Harrison, Tay Via

Staff: Tiffany Bohee, Amy Neches

Announcements

There were no announcements.

Project Manager's Report

Ms. Neches stated that the Redevelopment Commission will consider approving the Mission Bay South Streetscape Master Design Detail Plan and the formation of Community Facilities Districts for Mission Bay North and for the Mission Bay Maintenance District at the December 21st meeting. Ms. Neches also stated that Mission Bay Block N3 has been approved for commuter parking for 1 year.

Informational Concept Plan Presentation on China Basin Park

Kari Kilstrom of the Port of San Francisco stated that China Basin Park is located at the mouth of China Basin Channel and will be part of the Bay Trail. Ms. Kilstrom said that the Bay Conservation Development Commission ("BCDC") required the Giants to improve the shoreline and construct China Basin Park. Ms. Kilstrom said that the area for the proposed park will need significant engineering to prevent shoreline erosion, and the Port Commission has approved capital funds for the work. After the contract has been awarded, the erosion control work should take approximately 8 weeks, and the park improvements should be complete by 2001. Pat O'Brien said that the park has views of the Bay, South Beach Marina, and Pacific Bell Park. Ms. O'Brien said that BCDC required the views of Terry Francois and the East Bay to be maintained, and the Ballpark Mitigation Measures required that the park have 250 bike parking spaces. Ms. O'Brien said that the park would have a 10 ft. sidewalk and a 5 ft. bike lane, areas for sunning on a large lawn, an area for picnicking, a row of trees to screen the Giants parking areas, ribbon racks underneath the trees to hold 250 bikes with space for more bike parking if desired, and an active sports area which is large enough for 2 volleyball courts. Ms. O'Brien said that because of strong tidal action, riprap would be used. CAC members suggested that a double row of trees be added to further help screen the parking lot and that the materials other than riprap be considered since riprap

collects trash. Ms. O'Brien stated that the Giants would be responsible for the operations and maintenance of the park for the term of the parking lot lease, which is 10 years.

Basic Concept Design Presentation on Mission Creek Park

Amy Coburn, Director of Design of Catellus, described the concept design plan for Mission Creek Park. Ms. Coburn said the park plans shows that the Mission Creek Housing Association leasehold has been reconfigured to accommodate MCHA parking along Owens Street and to provide open space directly adjacent to the Creek. Ms. Coburn described the site plan and programming. The north park plan includes: a small boat launch and temporary parking for the boat launch, active sports courts with screening under Hwy 280, a plaza in Fifth Street North with space for outdoor cafes, a sculpted lawn, and interactive water feature, a pedestrian access bridge and an overlook at Mission Creek, and a north esplanade with habitat viewing areas and overlooks. Ms. Coburn said that the larger areas South of Channel accommodate primarily passive play elements to ensure compatibility with the habitat enhancement area and the houseboat community. They include: a habitat enhancement area with viewing platforms, west and east lawns for multi-use activities, a plaza area in Fifth Street South with overlooks and seating areas, and community gardens. CAC members and the public made overall positive comments about the park plan, and a member of the public voiced concern that the proposed overlooks were dropping down to far.

Presentation on Mission Bay Blocks 26-28

Amy Coburn presented plans for Mission Bay Blocks 26-28. Ms. Coburn stated that the Major Phase submission for Blocks 26-28 contains two building massing strategies but both plans conform to the Design for Development standards. There is a stepback on the buildings at The Common and a streetwall was maintained on Third Street. The development program total 1.3 million square feet of office with combined parking to be located on Block 27 in both building massing proposals. The parking ratio is 1:1000 gross square feet. CAC members were concerned that the buildings should have a relationship to UCSF. Mr. Eric Harrison stated that Catellus was considering a proposal for labs on Blocks 41-43. Mr. Harrison said that a portion of Terry Francois would be realigned with an interim road for Blocks 26-28. Ms. Harrison said that a groundbreaking is expected to take place in spring 2001.

Transportation Subcommittee Report

Corinne Woods reported that the funds for traffic control officers for the Ballpark has not been allocated by DPT. Ms. Woods urged the CAC to voice their concern about the lack of funding with DPT and the Mayor's Office.

There were no other matters or public comment and the meeting was adjourned.

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

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WILLIE L. BROWN, JR., Mayor

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero
Darshan Singh
Lynette Sweet

James B. Morales, Executive Director

January 7, 2000

TO: Mission Bay Citizens Advisory Committee and
Mission Bay CAC Interested Parties

Canceled

FROM: Tiffany Bohee
Project Associate

Subcommittee)

SUBJECT: **MISSION BAY CAC MEETING NOTICE/
DESIGN SUBCOMMITTEE MEETING NOTICE**

1. The Mission Bay Citizens Advisory Committee meeting of January 13, 2000 has been cancelled. The next regular meeting of the CAC will be held on

   Thursday, February 10, 2000
   6:00 PM-8:00 PM
   San Francisco Redevelopment Agency
   770 Golden Gate Avenue, Third Floor Conference Room.

2. There will be a CAC Design Subcommittee meeting to review the Mission Creek Park Open Space Application on

   Thursday, January 27, 2000
   6:00 PM-8:00 PM
   Catellus Mission Bay Visitor's Center
   255 Channel Street.

These meetings are open and all interested parties are invited to participate.

Please contact Tiffany Bohee of the San Francisco Redevelopment Agency at 749-2481 for more information or any questions.

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MISSION BAY
CITIZENS ADVISORY COMMITTEE MEETING

PLEASE NOTE MEETING LOCATION

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6:00 PM, Thursday, February 10, 2000
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1) Announcements

2) Approval of minutes of meetings of September 9, 1999; November 18, 1999; and December 9, 1999

3) Project Manager's Report

4) Pacific Bell Park Update

5) Action on Mission Creek Channel Park Basic Concept Design

6) Mission Bay Block 26A Basic Concept Design Presentation

7) Mission Bay Muni P24 Substation Design Presentation

8) Other Matters

9) Public Comment

Attachments:
- Minutes of meeting of November 18, 1999
- Minutes of meeting of December 9, 1999

A member of the public distributed copies of photos of the Coca-Cola bottle taken from Third Street south of Mission Channel Creek and stated that the Coca-Cola bottle is clearly visible from Third Street, south of the Channel. Ms. Neches stated that the view of the Coca-Cola bottle from south of the Channel will be obscured and blocked by buildings as Mission Bay South builds out. Ms. Neches stated that the Giants have fully complied with their obligations to screen the Coke bottle. The CAC adopted a motion to discuss the Coca-Cola bottle at their next meeting.

Action on Mission Creek Park Basic Concept Design Presentation

Amy Neches introduced Marta Fry of Marta Fry Landscape Architects, consultant to Catellus for Mission Creek Park. Ms. Fry highlighted aspects of the Mission Creek Park program. Ms. Fry stated that Catellus has made a commitment to a freshwater lagoon in the southwest area of the park, which is subject to the identification of a water source for year-round, non-potable well water or recycled water. Ms. Fry stated that the habitat enhancement area includes slope stabilization and a vegetative planting area on the slope and banks. Ms. Fry said that perch pilings and islands would also be included subject to the approval of the appropriate regulatory agencies. Ms. Fry stated that the north esplanade is a multi-use path that is 20 feet wide and accommodates emergency vehicles. Ms. Fry said the path protects the habitat enhancement areas as well. Ms. Fry stated that the dimensions of the overlooks have not been reduced. Ms. Fry said that the overlooks cover the outfalls and that the Fifth Street overlook area serves as a cueing area for the pedestrian bridge. Ms. Fry said that the privacy of the houseboat community would be considered in the development of the overlooks. Ms. Fry stated that there is a 10 feet bike bath on the south portion of the park that parallels Owens Street. Ms. Fry stated that the designers are looking at decomposed granite and other materials for the path on the south, and for the multi-use path on the north, the designers are looking at interlocking pavers, Hastings pavers, and other "park-like" path materials. Ms. Fry stated that there would be access all around Mission Creek Park. Ms. Fry stated that the proposed boat launch at 6th Street may not be the appropriate location due to houseboat community concerns, the water levels at that location throughout the year, and the required ADA access ramps at that location. Ms. Fry stated that a better location for the boat launch might be at Fourth Street in front of P3, which is in front of the hotel site at Block 1. A member of the public stated that the park design should also include a small boat storage facility in addition to a small boat/kayak launch area. Eric Harrison of Catellus stated that the construction of the bank at the north would be done in one phase and that the construction of the bank at the south would be done in one phase. Mr. Harrison stated that NP2 would be complete by 2002 and the rest of the north park areas would be complete by the end of 2003. Mr. Harrison stated that P1 would be complete by spring 2002. The members of the CAC present unanimously approved the basic concept design for Mission Creek Park. (8 members approved the design and 1 abstained.)

Block 26a Basic Concept Design Presentation

Ms. Neches stated that the Block 26-28 Major Phase and the Block 26a Basic Concept Design are both currently under review by Agency and City staff. Ms. Neches stated that the design of office development projects in Mission Bay South are subject to a special review process, and that in accordance with the Redevelopment Plan, the Planning Department reviews the design of office buildings and authorizes an office development square footage allocation. Terezia Nemeth of Catellus stated that Block 26-28 will have up to approximately 1.3 million leasable square feet and will provide parking for 1300 cars as well as secured bicycle parking. Ms. Nemeth reviewed the building massing plan for Blocks 26-28. Ms. Nemeth stated that there is a higher building mass along Third Street with tower locations in accordance with the Redevelopment Plan. The office campus will have a centralized parking garage and additional private open space areas

along the east-west varas that are publicly accessible. Ms. Nemeth stated that Catellus has four different building designers for Blocks 26-28. Ms. Nemeth described the first building, Block 26a, that will be built within the office campus development proposed for Blocks 26-28. Ms. Nemeth stated that in accordance with the Design for Development, there stepback on the building on Block 26a from The Commons public open space. Ms. Nemeth said that there will be some retail along the Third Street side of the office campus, but primarily the business-serving retail will be along the east-west vara easement. Ms. Nemeth stated that the building on Block 26a is one building of approximately 300,000 leasable square feet with multiple building entries including off Terry Francois as well off The Commons. Loading will be accommodated off the vara. Ms. Nemeth stated that Catellus expects to break ground on the building by the end of the year, with a construction period of 15-18 months. Members of the CAC and the public made favorable comments about the building massing for Blocks 26-28 and the additional private, publicly accessibly open space areas as shown in the illustrative model.

MUNI P24 Substation Design Presentation

Amy Neches stated that the site location for the Muni Substation on P24 evolved from input Muni received from the CAC, Esprit, Lower Portrero Hill neighbors, as well as from the Agency and Catellus. Although Muni had developed a building design for the substation building, the design would have been out of context with the other future Mission Bay park building structures. As a result, Muni has simplified the building design for the substation with the ability to clad the building at an appropriate time in the future. Sue Olive of Muni stated that the Third Street Light Rail would break ground in Mission Bay in approximately one year. Ms. Olive stated that the building is sited 50 feet south of the Esprit site along Illinois Street. The building will have restroom stub-outs on the southern portion of the building. Ms. Olive said that the building materials would be of a pebble-like masonry unit and a metal roof with a different color of Calstone for the north and south ends of the building. The substation building would be surrounded by a metal picket fence with a rounded top on three sides of the building. Ms. Olive said that the block used for the exterior would be treated with a graffiti solvent, and that Muni would be responsible for cleaning up the graffiti. Members of the CAC and the public stated that the metal roof would be even more attractive if painted in a green color.

There was no public comment and the meeting was adjourned.

San Francisco
Redevelopment Agency

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MAR - 6 2000

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March 2, 2000 701-03200-026

TO: Mission Bay Citizens Advisory Committee and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee
Project Associate

SUBJECT: Mission Bay CAC Meeting Notice Redevelopment Commission Consideration of Mission Bay items on March 21, 2000

The Mission Bay Citizens Advisory Committee meeting of March 9, 2000 has been cancelled. The next regular meeting of the CAC will be held on. Thursday, April 13, 2000. 6:00 PM-8:00 PM. Catellus Mission Bay Visitor's Center. 255 Channel Street.

The San Francisco Redevelopment Commission will consider the following Mission Bay items at a hearing at 4:00 PM on March 21, 2000 in City Hall. Room 416. 1 Dr. Carlton B. Goodlett Place:

- Approving the Basic Concept Design for Mission Creek Park pursuant to the Owner Participation Agreements with Catellus Development Corporation: Mission Bay North and Mission Bay South Redevelopment Project Areas.

- Adopting environmental findings pursuant to the California Environmental Quality Act and approving the Block 26-28 Major Phase Submission in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation: Mission Bay South Redevelopment Project Area.

- Approving the Signage Plan for the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation: Mission Bay South Redevelopment Project Area. and

- Approving the Block 26A Basic Concept Design Submission in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation: Mission Bay South Redevelopment Project Area.

Please call me at 415-749-2481 with any questions or for more information.

MISSION BAY
CITIZENS ADVISORY COMMITTEE MEETING

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PLEASE NOTE MEETING LOCATION

6:00 PM, Thursday, April 13, 2000
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1) Approval of minutes of meetings of September 9, 1999; November 18, 1999; December 9, 1999; and February 10, 2000

2) Project Manager's Report (10 min)

3) Ballpark Matters (10 min)

4) Interim Uses on Port and Catellus Parking Lots (10 min)

5) Block N2, Parcel 3 Schematic Design Presentation by AvalonBay Communities (30 min)

6) UCSF Building Design Presentations
   a. Presentation on Building 19B (30 min)
   b. Presentation on Building 21B, the Campus Community Center (30 min)

7) Other Matters

8) Public Comment

Attachments:
- Minutes of meeting of February 10, 2000

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of May 11, 2000
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:

CAC Members: Kevin Beauchamp, Andrea Jones, Lonnie Lawson, Stan Smith, Barbara Westree, Corinne Woods

Guests: Dan Bell, Kathy Mattes, Amy Coburn, Eric Harrison, Terezia Nemeth, Pat O'Brien, Catherine Wallace, Larry Rugg, Neil Wallis

Staff: Tiffany Bohee, Amy Neches

Approval of the minutes

The minutes of April 13, 2000 were not approved due to lack of a quorum.

Mission Bay Development Overview

Eric Harrison of Catellus distributed a handout detailing the projected infrastructure in Mission Bay and outlined the scope of development in Mission Bay North and South.

Mission Bay Block 28 Basic Concept Design

Terezia Nemeth of Catellus stated that Catellus has submitted a Basic Concept Design for an office Project on Block 28 to the Redevelopment Agency. Ms. Nemeth said that Block 28 is located east of Third Street and is bound by the future Terry Francois Boulevard to the east and by the future South Street to the south. Ms. Nemeth stated that Block 28 will be part of the Blocks 26, 26a, 27, 28 urban office "campus." Ms. Nemeth said that the Basic Concept Design for Block 28 provides for the development of a commercial Class A office project of approximately 300,000 gross square feet (283,000 leasable square feet) and includes research and development uses. Ms. Nemeth said that construction of the office building on Block 28 is expected to begin in the fourth quarter of 2000 with anticipated completion in late 2002. Ms. Nemeth said that Catellus had received a letter of intent from a technology company to occupy the entire building on Block 28. Ms. Nemeth said that the Planning Commission had issued today (May 11), a project authorization for office development, approximately 225,000 square feet, on Block 28. Ms. Nemeth said that the research and development uses do not count against the office cap and that the research and development proposed for the building on Block 28 would not require the same kind of ventilation for mechanical equipment as biotech labs.

Ms. Nemeth introduced Larry Rugg and Neil Wallace of STUDIOS Architecture. The proposed building on Block 28 has a maximum height of 90 feet. The height of the building preserves and frames view corridors and complements the height of the office building to be built on Block 26a. Mr. Rugg stated that Block 28 building materials would include a precast concrete panel system with a glazed curtainwall system. Ms. Nemeth said that where appropriate, metal railings would be used, as well as metal and glazed canopies over entryways. Ms. Nemeth said that the buildings have a maximum height of 90 feet, and that the buildings are under the maximum height limit. Ms. Nemeth said that permanent parking for the building, as well as the other office buildings in the office campus, would be provided in a garage on Block 27. Ms. Nemeth said that temporary parking for the building

on Block 28 would be provided on Block 30, just south of the site. In response to a CAC member's question about the "lip" at the top of the building, Mr. Wallace stated that the lip would be designed to hide rooftop mechanical equipment and still requires further design study. CAC members stated that the office building would complement the building on Block 26a and the building architecture seemed to respond to the proximity to the Bay and the Bayfront Park.

Port Matters: China Basin Shoreline Stabilization Park Design

Dan Hodapp of the Port of San Francisco stated that the China Basin Shoreline Park was currently in design development and that the Port and the Port's landscape architect consultant, Pat O'Brien Landscape Architecture, had worked with various community groups to develop the park design. Mr. Hodapp introduced Catherine Wallace and Pat O'Brien of Pat O'Brien Landscape Architecture. Ms. O'Brien stated that her office had worked with Bob Isaacson and Corinne Woods to increase the habitat areas at the shoreline of the park. Ms. O'Brien said that there were 4 different types of rock used at the shoreline to create pooling areas for opportunities for natural habitat. Ms. O'Brien showed plans and elevations that showed the Bay Conservation Development Commission ("BCDC") walkway. Ms. O'Brien said that the park had a tilted lawn area with trees where there is bicycle parking and there is a walkway that steps down to a sandy beach area. Ms. O'Brien said that there is an existing pier area that is adjacent to the walkway around the park. Mr. Hodapp said that the park has an active, hardscaped play area where park users can frisbee, rollerblade, and the like. Ms. O'Brien said that the park has a slope that is not attractive to skateboarders. CAC members were concerned that there was not a permanent restroom facility in the park. Mr. Hodapp stated that the BCDC permit did not require a restroom; however, the Port intends to require the Giants parking lot operator to maintain the temporary restrooms facility in the parking lots for park users. Ms. O'Brien said that trash cans and lighting, possibly the Catellus lights used in Mission Bay, would be in the park.

Mission Bay Commons Open Space Design

Amy Coburn of Catellus provided an overview of the Commons Basic Concept Open Space Design and reviewed park concepts from the Commons Open Space public workshop at the end of April. The CAC was concerned that the linear design of the park with trees on both sides would create a wind tunnel effect. In response, Ms. Coburn stated that this was also a concern to the park designers, and the presence of the trees seemed to mitigate the wind's impact. In response to questions about bike travel through the park, Ms. Coburn stated that there was a bike path that paralleled the wide expanse of green space in the park. CAC members liked the idea of a central water feature in the park center but were concerned about cold weather and wind at that location. CAC members said that the end of the park at Terry Francois should end with a greater gesture since it could be a good viewing spot to observe activities on the Bay and Bayfront Park.

Other Matters

Ms. Bohee of the Redevelopment Agency stated that she had contacted City Planning and DPT on the CAC's behalf and had invited representatives to attend a CAC meeting to address the CAC's concern's about development zoning in SOMA, the City's transit first policy and the SOMA parking study that DPT is sponsoring. Ms. Bohee encouraged the CAC to contact both departments to get a response to their concerns. Corinne Woods distributed a SOMA action plan for MUNI transit operations and encouraged CAC members to attend the May 16th hearing to support the expanded MUNI routes for Mission Bay and the changes proposed to the 19 and 42 bus lines.

There were no other matters and the meeting was adjourned.

MISSION BAY
CITIZENS ADVISORY COMMITTEE

PLEASE NOTE MEETING TIME AND LOCATION

5:00 PM, Thursday, June 8, 2000
Catellus Mission Bay Visitor's Center
255 Channel Street

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AGENDA

1) Approval of Minutes of Meeting of April 13, 2000 and May 11, 2000

2) Presentation on the Schematic Design of Mission Creek Park

3) Presentation on Block N3, N3a, N4, N4a Major Phase Application in Mission Bay North

4) Presentation on the Schematic Design of the Office Project on Block 26a in Mission Bay South

5) Other Matters

6) Public Comment

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Attachments:
- Minutes of the meetings of May 11, 2000
  filed under minutes

San Francisco Redevelopment Agency 770 Golden Gate Ave., San Francisco, CA 94102, 749-2400, Fax 749-2585

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of June 8, 2000
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:
CAC Members: Kevin Beauchamp, Alfonso Felder, Andrea Jones, Lonnie Lawson, Chuck Turner, William Walker, Rex Wood, Corinne Woods

Guests: Babette Drefke, Dan Bell, Bob Isaacson, Craig Adelman, Edward Hatter, Phil Williamson, Jeffrey Leibovitz, Al Williams, Erik Kolderup

Staff: Tiffany Bohee, Amy Neches

Approval of Minutes of Meeting of April 13, 2000 and May 11, 2000
Due to a lack of quorum, approval of the minutes were tabled until the next meeting.

Presentation on the Schematic Design of Mission Creek Park
Amy Coburn of Catellus presented an overview of the Schematic Design for portions of Mission Creek Park including open space parcels NP1, NP2, and NP3 in Mission Bay North and P1 in Mission Bay South. Ms. Coburn stated that the renderings presented at the CAC were a preview and that official plans for Mission Creek Park have not yet been submitted for review to the Redevelopment Agency and other City departments. Ms. Coburn stated that the Schematic Design contains the programming elements that were approved in the Basic Concept Design for the Mission Creek Park as well as further refinements based on budgetary constraints and the physical constraints of the park site. NP1, NP2, and NP3 comprise the bulk of the north park site and include the hardscaped esplanade with a planted, landscaped buffer adjacent to the residential buildings that abut Mission Creek Park North. Ms. Coburn noted that the overlooks at 4th, 5th, and 6th Street were scaled back. Ms. Coburn stated that the water feature at Fifth Street Plaza was in the form of interactive, lighted "water spheres," rather a "water wall." With respect to P1, Ms. Coburn noted that the children's play area with a possible water feature element was still under development and showed plans for a bowl-like amphitheater space and expansive lawn area closest to Fourth Street. Ms. Coburn stated that other elements in P1 such as a storage/concessionaire/bathroom facility were still being developed.

Bob Isaacson stated that Mission Creek Harbor Association ("MCHA") has been in discussions with UCSF kayak supporters, and Mr. Isaacson has a proposal to relocate the kayak launch at the 6th Street location in the north to a location in the south closer to 4th Street. Mr. Isaacson stated that this location would be better for access to the water, would overcome the physical constraints associated with the 6th Street location, and the south location would not disturb the habitat mitigation areas. Ms. Neches stated that the Agency would evaluate the proposal. CAC members asked about the materiality of the pathways in the park, and Ms. Coburn stated that unit pavers were being considered in the north esplanade and decomposed granite with a stabilizer was being considered in the south.

Presentation on N3, N3a, N4, N4a Major Phase Application in Mission Bay North
Amy Coburn of Catellus stated that Catellus had submitted to the Agency a Major Phase application for Blocks N3, N3a, N4, and N4a in Mission Bay North. Ms. Coburn stated that the Blocks N3-N4a Major Phase submission describes the proposed block development, parcel development, and infrastructure improvements for Mission Bay North Blocks N3, N3a, N4, and N4a. Ms. Coburn said that Blocks N3-N4a are residential land use blocks located between King Street and Mission Creek

and between Fourth and Sixth Street. Ms. Coburn stated that the site is immediately southeast of the I-280, with the I-280 on and off ramps at the intersection of Fifth and King Streets. The site is flanked on the north and east by King and Fourth, and to the west by the King Street Frontage Road. Ms. Coburn stated that the developable site area on these four blocks is approximately 12 acres and is divided into eleven separate parcels with each parcel being developed as separate phase. There are three Agency Affordable Housing parcels, which were previously identified under the Owner Participation Agreement, within the N3-N4a Major Phase: Parcel 1 of Block N3a; Parcel 2 of Block N4; and Parcel 2 of Block N4a.

Ms. Coburn said that the proposed N3-N4a Major Phase provides for the development of 1,740 residential units, which will be a mix of for-sale and rental projects, 70,000 square feet of ground floor retail uses, 1, 740 vehicular parking spaces, and 92 secured bicycle parking spaces.

Ms. Coburn described the block development: Block N3 is located between King, Berry, Fourth, and Fifth Streets. A 40' wide mid-block pedestrian walkway that extends from King to Berry Streets divides Block N3 into two equal parcels; each with a site area of 1.49 acres. A total of 40,000 square feet of ground floor retail uses is programmed for Block N3.

Ms. Coburn said that Block N3a is bounded by Fourth, Berry, Mission Creek, and Mission Creek Park. Block N3a is divided into three parcels and is bisected by two 30' mid-block walkways. Each parcel has a site area of approximately 1-acre. A total of 20,000 square feet of retail uses is programmed for Block N3a.

Ms. Coburn said that Block N4 is bounded by Fifth, Berry, and the King Street westbound frontage road, and is divided into three parcels. A total of 10,000 square feet of ground floor retail uses is programmed for Block N4.

Block N4a is bounded by Berry Street, Mission Creek, and Mission Creek Park, and is divided into three parcels. A 30' wide mid-block pedestrian walkway, located between Parcels 1 and 2 of Block N4a, connects Berry Street to Mission Creek Park.

Ms. Coburn stated that the public streets would be improved with new sidewalks, lighting, street trees, and street furnishings such as trash receptacles and bike racks in accordance with the approved North Plan Area Master Streetscape Plan. Ms. Coburn said that new public pedestrian corridors would be created by the mid-block walkways on Blocks N3, N3a, and N4. The mid-block walkways will be landscaped with paving, street trees, lighting, and street furnishings to complement the Master Streetscape Plan. Ms. Coburn said that full vehicular access to the blocks would occur primarily on Berry Street. Ms. Coburn noted that no vehicular access is proposed from King Street or the King Street frontage road.

The CAC commented positively on the proposed building massing: towers were located on busy King, Fourth and Fifth Street frontages, and a mid-rise streetwall defined Berry Street as a quieter, more pedestrian-scaled street that is consistent with the massing of the residential parcels of Block N2. CAC members acknowledged that the building massing along the public open space was consistent with Design for Development Standards, but requested that the project sponsors explore greater stepbacks as the building designs develop.

Presentation on Block 26A Schematics

Terezia Nemeth of Catellus stated that the development of Block 26a is part of the development of the Block 26-28 Major Phase office campus. Block 26a is located east of Third Street and is bound by South Commons Street and Terry Francois Boulevard. Ms. Nemeth stated that the

development of Block 26a will consist of the development of the building on Block 26a, a publicly accessible open space along with the construction of the adjacent "varas," which are private streets providing public access and utility easements. Ms. Nemeth stated that the proposed program for Block 26a consists of a commercial Class A office project of approximately 312,656 gross square feet including 6,938 square feet of supporting ground floor, retail uses. Ms. Nemeth said that the Block 26a Project program also includes 18,700 sq. ft. of open space that includes a plaza and landscaped areas at the corner of the east-west vara easement and the future realigned Terry Francois Boulevard.

Ms. Nemeth stated that the architects for the Block 26a project include Gordon Chong & Partners as executive architects, Brand + Allen Architects, Inc. as design architects, and EDAW Inc. with Pat O'Brien Landscape Architecture for landscape architecture. Ms. Nemeth stated that the height of the building preserves and frames view corridors and complements the height of the office building to be built on Block 28. Ms. Nemeth said that the building has a maximum height of 90 feet, and steps back from The Commons open space, as required by the Design for Development. Ms. Nemeth said that building materials will include a brick panel system with a glazed curtainwall system, and that metal railings will be used, as well as metal and glazed canopies over the entryways. Ms. Nemeth said that the building would have a built-up roof and low intensity light colored gravel. Ms. Nemeth said that the north and east sides of the building at ground-level are characterized by an arcade accessible from South Commons Street, Terry Francois Boulevard, and from within the building.

Ms. Nemeth said that the proposed design of Block 26a includes an 18, 700 sq. ft. landscaped plaza at the corner of Terry Francois Boulevard and the east-west vara. Ms. Nemeth noted that the plaza would contain a hardscaped area of granite pavers, a softscape area of ornamental grasses with groupings of trees as well as site furnishings such as trash cans and pedestrian scale lighting.

Ms. Nemeth said that the retail space is sited in two locations along the ground floor of the building along South Commons Street facing the Commons open space and adjacent to the landscaped plaza at Terry Francois Boulevard. The proposed building includes main entrances facing South Commons Street, the north-south vara easement, and at Terry Francois.

In response to CAC questions about the status of parking for the project, Ms. Nemeth said that permanent parking for the office building on Block 26a will be provided in the parking garage on Block 27. Ms. Nemeth explained that the garage will be built in two stages and will provide a maximum of 1,350 parking spaces and 68 bicycle parking spaces in accordance with the Design for Development, which allows a maximum of 1 parking space per 1,000 gross floor area and requires bicycle parking spaces at a ratio of 1 space per every 20 cars. While the garage is being built, temporary parking for Block 26a, 313 vehicular parking spaces and 16 bicycle parking spaces, will be provided in a temporary surface parking area in future Block 10.

CAC members made positive comments about the building design, the façade treatment, the additional publicly accessible open space areas, as well as the overall massing of the 26-28 office campus.

There were no other matters or public comment.

MISSION BAY
CITIZENS ADVISORY COMMITTEE

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PLEASE NOTE MEETING TIME AND LOCATION

5:00 PM, Thursday, July 13, 2000
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1) Discussion on the Schematic Design of Mission Creek Park

2) Presentation on Block 41, 42, 43 & 45 Major Phase Application in Mission Bay South

3) Presentation on the Schematic Design of the Office Project on Block 28 in Mission Bay South

4) Announcements

5) Other Matters

6) Public Comment

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Note:
- *Minutes of the meeting of June 8, 2000 will be mailed in advance of the regular August 10th meeting.*

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of July 13, 2000
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:

CAC Members: Kevin Beauchamp, Jack Davis, Andrea Jones, Karen Knowles-Pearce, Lonnie Lawson, Stan Smith, Abby Snay, William Walker, Corinne Woods.

Guests: Bob Isaacson, Larry Rugg, Amy Coburn (Catellus), Marta Fry (Marta Fry Landscape Architects), Amy Elliot & Michael Cannon (EDAW, Inc. Landscape Architects)

Staff: Amy Neches, Drew Letendre

Presentation on the Schematic Design of the Office Project on Block 28 in Mission Bay South

Terezia Nemeth of Catellus introduced Larry Rugg, Project Manager, STUDIOS architecture, architect of record for Block 28 Project. Ms. Nemeth said this is the 2nd building being brought forward in schematic design for the blocks 26 through 28 campus. It is bounded by 3rd Street, the waterfront and the Commons. It was mentioned that a parking facility is being planned for block 27 which will serve the entire range of blocks. Initially, however surface parking will serve the building. Ms. Nemeth said the building to occupy Block 28 is similar to the design of the structure previously presented at Block 26. It is 300,000 square feet, which will be primarily devoted to office space with a research and development component. Catellus is currently in negotiations with a single building tenant and have a letter of intent. The building is 90' to the roofline, not including rooftop mechanical equipment, which will be screened, but un-roofed. The building is an L-shape, divided into 3 main masses, one of which is 5 stories and 76', the other 6 stories, 90', with a central mass bridging the two and serving as the main entrance. A roof top deck (at the South Street elevation) is under consideration for the structure and, as rendered in the schematic and model, such a deck is shown covered by a veranda structure. This is one of two major design features of the building. The other is a bank of windows wrapped around a curved contour that represents a considerable surface area at one of the corner elevations. The floor plan is composed of two main corridors with a central bank containing elevators and stairways, as required. This is considered a non-high rise structure, defined in the building code as a limitation of "75' to the highest occupied floor, at the floor line." The building will be a concrete frame structure. There will be exposed concrete, hence a strong concern about the "finish". Concrete contractors will therefore be carefully screened. The design is based on "South-of-Market Warehouse Typology," a proprietary Catellus design concept. Fenestration will be combination of large openings and a curtain wall system. The projected ground break date is November 2000. Catellus has a letter of intent, but no lease, at present.

A question was raised about building use. Ms. Nemeth said that the design, specifically, the articulation of masses into larger and smaller wings, bridged by a central connector mass containing entrances, stairs and elevator banks anticipated the possibilities of multiple-use, multiple-occupant scenarios. This "break up" or "articulation" of the masses also serves to mitigate the perceived scale of the structure by giving the appearance of multiple, discrete structures.

Announcements

Amy Neches announced that the Commission has approved the design for the Avalon Bay residential project, Block N2. There will be 250 units. This project should commence in the fall of 2000.

SFRA is in the process of looking at affordable housing projects and how they should be developed. There are three that have come up at N3A, N4 and N3. Ms. Neches said the Agency would like to do more family housing and senior housing projects. Also under consideration is an affordable home ownership project. flats, condominiums and town houses. A senior project is under consideration at Block N3A, at the corner of Channel and 4th Streets.

It was noted that senior projects usually involve less need for parking which creates other options for the use of ground space. In this regard, two options are under discussion: a premiere branch library. This would have easy access to the proposed light rail line and would be adjacent to the creek. SFRA is in discussion with the SF Public Library. The other option is an office/social service space for a San Francisco-based non-profit, preferably a senior service non-profit, such as a senior assisted living service. The space would be offered "at cost" rather than at market rates. The ambition for this site is to create a "model senior center," with housing and services. Massing studies are currently in progress. The site is funded by Catellus by agreement w/ SFRA. All Agency parcels will be developed by non-profits and there will be a requirement that the non-profits be San Francisco-based. RFP for this and possibly one other creek-front site is projected for the end of summer.

Discussion of the Schematic Design of Mission Creek Park

Amy Coburn (Catellus) introduces schematic designs recently presented to and approved by the City for Mission Bay, Blocks NP1, NP2, NP3 --which includes Mission Creek Park-- and section P1. Amy introduced Marta Fry (Marta Fry Landscape Architects) to present design developments for Mission Creek Park-North. The item sequence for Ms. Fry's presentation was presented by Ms. Coburn and included a discussion of: (1) materials; (2) lighting units and illumination; (3) public furniture; (benches); (4) the concession structure; and (5) the South park. Item (4) was presented by Amy Eliot of Tom Aguila Architects and Item (5) by Michael Cannon, of EDAW, Inc., the landscape architects.

Marta Fry said that a concept design was submitted to the City and approved. This document establishes the programming elements of the park. The schematic design is understood to take that program further in terms of detail and articulation. A design development submittal and, after that, construction documentation. Ms. Fry began by discussing further design developments for the north, explaining that some of these were predicated on closer inspection of engineering considerations, budgetary constraints, or more general reasoning.

The combination of overlooks and an esplanade was reduced for budgetary reasons and in order to reduce "hardscape" in preference for design emphasis on waterfront, top-of-bank plantings. Mid walk crossings are now "bulged" where they connect with the esplanade to emphasize their nature as landings or overlooks, places to experience the "marinescape," plantings and wildlife habitat.

5th Street Plaza has been "pulled back" and reduced it in dimension so that its terminus coincides with the outfall structure. The same goes for the 6th Street Plaza overlook.

Water features. An "activated water element" in the form of "water spheres" has been introduced into the design in place of a water wall with breaks in it. This was felt to add to the "civic" character of the plaza and have trans-generational appeal. Upon design review, the wall element was thought to be a "deterrent" or obstacle to plaza circulation and a visual barrier as well. The water spheres function as a "datum" and measure grading change from Berry Street to the plaza. These are envisioned as fountain structures with cobbled basins, that bubble or spray, and would be night illumined. These orbs would be arranged along a directional axis related to the pedestrian footbridge leading over the Creek and into the South park. Hence, they would have directional or traffic functionality in addition to their aesthetic and social functions.

6th Street overlook has multiple functions: (1) it is a connector to a path system leading to the South park (2) it would serve, in response to strongly expressed community interests, as a boat launch (or one of several launches). This site is particularly important because of its proximity to short term parking and storage resources, which would then make boat rental possible for recreational uses. This site, because it is a "pickle weed plantation," is also a point of access for getting down safely to the water, to bank's edge.

Paving materials for the esplanade. Ms. Fry acknowledged concerns regarding the choice of surface materials and the resulting appearance of the esplanade space. A board with swatches and samples and palette was presented. Considerations for choice of material involved durability, color, reflectance, etc. were discussed. Integrally colored concrete, granite, and cobbled sets were presented. The length of the

esplanade influenced the decision to work division and rhythm into the surface. An asphalt-toned, non-reflective unit paver, arranged in a stitching pattern, with perimeter banding is under consideration to establish a sense of procession. There will be articulation into units or tiles. Units with chamfered edges were considered, but there was concern about the channeled gaps separating the tiles becoming an area where material (refuse) might collect. It is also recommended by its plasticity, which will make repairs due to differential settlement easier. Perimeter stripes or borders could be of a different material or the same material, but in a different color in order to emphasize patterning and hence the design strategy of de-emphasizing the scale and homogeneity of the surface.

Site furniture. A palette board displaying colors and materials for site furniture such as benches, bicycle racks and street lamps was shown and briefly discussed. Site furniture would include benches, lamps, and balustrades with a metal rail system integrated light fixture, either with a wood or metal cap.

Plant materials. A tidal palette has been developed by the "wetlands group." The design includes a transitional bank between the water and esplanade level with grasses and shrub types with some of level of diversity of foliage appropriate to a habitat, including cattails and willows. The design calls for large, "generous" plantings. There is a sea wall with seating to acknowledge the proximate urban or residential edge. Hence, the separator wall has as part of its design "seating niches." Columnar trees (deciduous) that can be limbed up will be placed here, acting as a scrim between the residential units and the rest of the community. A rhythmic pattern will be established in this arboreal row or filter by alternating colors. Flowering pear will be set in the 5th street plaza, as these are the plantings that have been established more generally as the accepted and approved tree for the length of that streetscape. Continuity is thereby established in the pedestrian experience from street to overlook terminus.

Bob Isaacson expressed two concerns: one about the allocation of one of the terraces to pedestrian use, thereby compromising it as a bird sanctuary; and one with regard to engineering. It was thought that a steep retaining wall would be necessary to make the terrace structurally sound. Alternative dock locations for boat launch are being considered. Currently it is a pile-supported structure.

Overview of South. Amy Coburn introduced Michael Cannon of EDAW, Inc. Landscape Architecture, Ray Collins and Amy Eliot of Tom Aguila, architect of a proposed Pavilion/Concession for the South park. Ms. Coburn briefly reviewed the major (South) park components: an activity area for children; 5th street plaza with adjacent park structure; a curvilinear swath of open lawn space; landscaped or terraced steps; an event space (amphitheater) and; a channel bank formed and bounded by large stones, for protection against wind and tidal action and to shape water flow for visual interest. The biggest change since the initial concept was predicated on the recognition that the park's profile was quite flat and hence surface material was added to increase the elevation and create visual interesting land contours.

Michael Cannon of EDAW commented on the character of South Plaza as a warm, stone-paved space, flanked by trees and having an axial/visual connection to the corresponding plaza on the north along the future footbridge. He also commented that the South Park needs to function independently of the bridge and its North Park counterpart, given the proposed construction chronology (i.e., the fact that the South park will be fully completed before commencement of work on the North.) He also alluded to the proximity of the plaza to the concession pavilion as constituting an activity node within the park. He commented on the arboreal diversity of the landscape design, which will include eucalyptus and deciduous, as well as flowering trees. He noted that this would give color, texture and fragrance to the experienced environment across seasons and create a vibrant bird habitat. He also brought attention to the expansive east lawn with its southern and western exposures. Wetland plants are planned along the channel bank edge. These should attract wildlife, thus restoring and repairing the landscape. Mr. Cannon noted that the amphitheatre component would serve as a good community gathering and event space.

Amy Eliot discussed the pavilion structure. The structure will have dimensions of 2,000 square feet and includes public restrooms reachable from multiple access points. Seating capacity indoors is 30-40 persons. The dominant part of the building is devoted to concession function. The solid mass of the program is at the back edge of the building with a glass pavilion that wraps around in an L-shape. This is the concession seating area of the building, beyond, which is an exterior seating area, which, in turn, wraps

around the building. In this way the design recognizes and responds to its contextual conditions: (1) presence of the South Plaza (2) the future bridge and the orientation to the creek and (3) views outward to the San Francisco cityscape and PacBell Park. The building is designed to be as transparent as possible, so that one can look through to the landscape views. This is also achieved through matching the color of the building materials to environmental elements (natural pigmentation) and inclusion of a clerestory that let's light through at all times of day.

Amy Neches spoke about the staff review and design concerns. (1) There is concern about the dark color of the proposed paving material as looking too much like street asphalt and also about sun absorption with attendant heat up of the ambulatory surfaces; (2) there is a related desire to see clear patterning of these surfaces (3) there is a concern about having a dedicated space for café tables (4) concern about whether or not to have a concession and if so, how to phase it in and what features it should have to make it viable (e.g., sun exposure and non-encroachment on park space) (5) it was suggested that the plaza and concession could be compressed for purposes of easer access and to reduce hardscape within the park (6) there are also concerns about the design of the amphitheatre, i.e., that a traditional design in terms of stage and audience seating too rigidly sets this element as a single-purpose structure. It is thought that the amphitheatre shell form could be achieved through contouring the lawn area rather than introducing architectural structures (e.g., furniture seating, terrace and stage elements). It was also noted that this component of the design should not be a dominating feature of the park, such that the park itself is seen and used solely as an outdoor performance venue. This is especially important because of the proximity of the planned residential community. A discussion followed regarding rules and permitting requirements governing the number, frequency and types of events that could be staged in this area, maintenance protocols.

Bob Isaacson commented on the concerns of the houseboat residential community, from the perspective of the harbor. This community is especially concerned to see the bank development "softened" so as to preserve the quality of this private, floating neighborhood. Marta Fry commented, in this regard, that the overlooks have been cut back. .

Public comment regarding the amphitheatre. Problems associated with other "formal" amphitheatres such as vandalism, refuse dumping were noted. It was suggested that "natural terrain" amphitheatres ("bowls") might be a valuable design option. The importance of sun and wind, specifically axial alignment to direct, horizontal sunset light and block or buffer protection (screening) from the offshore, west-east winds, was also noted. General discussion was conducted around the location of a central structure to house maintenance functions and equipment. In addition, the idea of the park concession as a rental location for sporting equipment was also discussed, e.g., for roller blades, kayaks, etc. Additional public comment was made about avoiding the use or appearance of asphalt paving in the new park, a regrettable feature of other San Francisco public green spaces.

Park construction projected for 1 year from today (7/13/00). Certificate of Occupancy issuance would be upheld pending park completion.

Presentation on Block 41, 42, 43 & 45 Major Phase Application in Mission Bay South
Tabled for next meeting.

Other Matters

No other matters were discussed

Adjournment

Meeting adjourned at approximately 7:00 p.m.

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PLEASE NOTE MEETING TIME AND LOCATION

5:00 PM, Thursday, August 10, 2000
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1) Presentation on the Schematic Design of Mission Creek Park (Open Space Parcels NP1, NP2, NP3 in Mission Bay North & P1 in Mission Bay South)

2) Presentation on the Block 41, 42, 43 & 45 Major Phase Application and the Schematic Design of the Colocation Facility on Parcel 4 of Block 42 in the Mission Bay South Redevelopment Project Area

3) Announcements

4) Other Matters

5) Public Comment

Items listed above for discussion may include action by the Committee

Note:
Minutes of meetings of June 8, 2000 and July 13, 2000 will be sent in advance of the September 14, 2000 regular CAC meeting.

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of August 10, 2000
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:
CAC Members: Kevin Beauchamp, Andrea Jones, Dick Millet, Chuck Turner, Barbara Westree, Corinne Woods

Guests: Babette Drefke, Phil Williamson, Erik Kolderup, Bob Isaacson, Ray Collins, Michelle Schaefer, Angela Danajieva, Steve Weindel, Dan Marcos, Dan Boardman, Ben Robinson, Sean Mcardle, Drew Detsch, Judy West, Benjamin Ward

Staff: Tiffany Bohee, Tom Trimbur, Guy Hollins

Presentation on the Block 41, 42, 43, & 45 Major Phase Application and the Schematic Design of the Colocation Facility on Parcel 4 of Block 42 in the Mission Bay South

Amy Coburn of Catellus said that Catellus had submitted a Major Phase application for Blocks 41, 42, 43 and 45. Blocks 41, 42, and 43 are located on the western boundary of the Mission Bay South Redevelopment Project Area, and comprise approximately 15 acres of land. Blocks 41-43 are bounded by Owens and Sixteenth Streets, and the I-280 freeway is located immediately to the west. Ms. Coburn said that the Major Phase provides for the development of eight separate parcels for a total of 1,010,000 leasable square feet of commercial/industrial land uses on Blocks 41-43. Block 45 is located in the area below I-280 freeway, and is designated as a public facility that will not be built on. Ms. Coburn stated that five parcels would be developed as commercial/industrial uses, such a biotech facilities, and that two parcels would be developed as parking structures to serve the development. Ms. Coburn stated that one parcel was designated to existing rails easements.

Ms. Coburn stated that vehicles would access the development site from Owens Street and there would be partial access from Sixteenth Street where vehicles can only make a right-turn in/right-turn out. In response to CAC questions about the possibility of using the interior road adjacent to I-280 for truck access, Ms. Coburn stated that the area would not be wide enough to accommodate the large trucks and that there must be a minimum distance of 40 feet between the buildings to meet building code requirements. Ms. Coburn stated that the massing of Blocks 41-43 was limited by height and bulk restrictions from the Design for Development and required setbacks from Caltrans easements. Ms. Coburn stated that the Design for Development Standards allowed a maximum and minimum of 1 parking space per 1000 square feet of gross floor area. Ms. Coburn stated that until the parking facilities are built. interim parking would be accommodated on surface lots. Ms. Coburn said that were publicly accessible open space areas along Owens Street adjacent to Parcel 5 and Parcel 7, which is adjacent to the open space at P7.

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Steven Weindel of Gensler reviewed the design and development program for the Parcel 4 of Block 42, which will be the first phase of development of the Block 41-43 Major Phase. Mr. Weindel stated that Parcel 4 is located immediately west of I-280 and has a site area of approximately 70,000 square feet. which includes portions of under the freeway. Mr. Weindel stated that building footprint is approximately 40,000 square feet. Mr. Weindel stated that the program for Parcel 4 consists of a 6-story commercial Class A building of approximately 230,000 square feet that will house computer related and other related electronic equipment, which is a commercial industrial use permitted in the Redevelopment Project Area land use plan. Mr. Weindel stated that the building has a height of 90 feet with an additional 36 feet, which includes mechanical penthouse. Mr. Weindel stated that there are two loading areas along the side of the building adjacent to the freeway. Mr. Weindel stated that there is an internal loading area and another external loading area that is screened. Mr. Weindel stated that the materials for the building include pre-cast concrete and glass. In response to CAC questions about the height of the mechanical penthouse, Mr. Weindel stated that the penthouse conforms to the height limitations in the Design for Development. Mr. Weindel stated that the materials for the penthouse would be mostly transparent consisting of glass with etching as well as metal louvers or metal mesh in some areas to provide some visual interest to the building, rather than a solid opaque mass at the top. Some CAC members requested Catellus investigate setting back the parapet, and Mr. Weidel stated that the parapet height was controlled by the engineering requirements of the mechanical equipment and was limited by the Design for Development standards. In response to a CAC question about graffiti-proofing measures for the building, Mr. Weidel stated that the pre-cast concrete could be sandblasted to remove graffiti, and the building material is very durable. Some CAC members suggested that the colocation use should be subject to Proposition M office limitations. CAC members requested that Catellus and the Mayor's Office to look at the possibility of interim improvements at the intersections of 16th and Owens and 7th and 16th Street since these intersections are already difficult to travel through with current Ballpark traffic and existing UCSF construction.

Presentation on the Schematic Design for Mission Creek Park (Open Space Parcels NP1, NP2, NP3 in Mission Bay North & P1 in Mission Bay South)

Amy Coburn of Catellus reviewed the major elements of the Mission Creek Park South, P1, since the north park parcels had been reviewed in other meetings. Ms. Coburn stated that the kayak/small craft launch had been relocated from the north 6th Street location of the park to the south in P1 in response to concern from the Mission Creek Conservancy that the 6th Street location would hinder the habitat mitigation areas and from a request from the kayak supporters to locate the launch in the south of the park. Ms. Coburn stated that a Public Utilities Commission ("PUC") pump/lift station would have to be located at the eastern end of P1 near Fourth Street. Ms. Coburn said that the PUC lift station was an infrastructure requirement and that the PUC would need a controlled and possibly fenced area of 60 ft by 60 ft for the lift station. Ms. Coburn stated that the actual lift station was about 30 ft. by 30 ft. Ms. Coburn said that the lift station would also require truck access for servicing. Ms. Coburn stated that the lift station would be built in 3 to 5 years in the future and that Catellus was investigating the feasibility of locating kayak storage within the PUC lift station; however, PUC would have to approve such a

use. Ms. Coburn stated that in response to CAC comments about the orientation of the landscaped steps, the landscaped steps had been shifted to orient views toward the city. Ms. Coburn stated that the steps were an informal gathering space rather than an amphitheater since there was so little slope. Ms. Coburn stated that the east lawn area had a slight pitch toward the creek, but remained an open recreation area for active uses such as volleyball. Ms. Coburn noted that the park path on the south had shifted inboard since there was a 12 ft. by 12 ft. concrete sewer box that ran the length of the south park. Angela Danajieva, landscape architect for P1, described the riprap, planting, and overall concept vision for the mitigation areas.

Bob Isaacson commented that the landscaped steps could integrate wood into the form of the steps, that the footprint of the concessionaire building appeared too large, and that the earlier version of the plaza at Fifth Street appeared to be a better plan. Corinne Woods also requested that the footprint of the concessionaire building be reduced. Ms. Coburn stated that the concessionaire building size had not changed since the Basic Concept Design for Mission Creek Park had been approved and that the earlier versions of the plaza for the south appeared to have too much hardscape and lacked a clear east-west circulation path. Drew Deutsch stated that the overall design for P1 had substantially improved and that there appeared to be a better connection between the softscape/tree area adjacent to the plaza, the hardscape plaza, and the landscaped steps.

The meeting was adjourned and there was no other public comment.

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PLEASE NOTE MEETING TIME AND LOCATION

5:00 PM, Thursday, September 14, 2000
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1) Approval of minutes of meetings of 4/13/00, 5/11/00, 6/8/00, 7/13/00, and 8/10/00

2) Mission Bay North and South Development Project Overview

3) Update on Schematic Design for Mission Creek Park (Open Space Parcels NP1, NP2, NP3, and P1)

4) 4th Street Bridge Seismic Upgrade Project

5) Report from Transportation Subcommittee

6) Other Matters

7) Public Comment

Items listed above for discussion may include action by the CAC.

Attachments:
Minutes from meetings of 6/8/00, 7/13/00, and 8/10/00

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of September 14, 2000
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:
CAC Members: Alfonso Felder, Andrea Jones, Dick Millet, Stan Smith, Chuck Turner, William Walker, Barbara Westree, Rex Wood, Corinne Woods

Guests: Michelle Schaeffer, Babette Drefke, Rob Evans, Saed Toloui, Patrick Rivera, Amy Coburn

Staff: Tiffany Bohee, Amy Neches

Approval of Minutes

Minutes of meetings of 4/13/00, 5/11/00, 6/8/00, and 7/13/00 were unanimously approved. The minutes of meeting of 8/10/00, page 3, were amended and approved by a vote of 8-1 to include the statement that CAC members had significant concern about the height of the mechanical penthouse of the proposed colocation facility and requested that the penthouse be setback from the roofline.

Update on Schematic Design for Mission Creek Park (Open Space Parcels NP1, NP2, NP3, and P1)

Amy Coburn of Catellus reviewed the major park program and design elements under development. Ms. Coburn stated that the small boat/kayak launch had been re-located from P1 to its original location as identified in the basic concept design in the north park. Ms. Coburn stated that members of the Mission Creek Conservancy and members of the UCSF kayak community approved of the locating the launch in the north. Ms. Coburn stated that the kayak launch would face downstream, and that there was space at the north location for a small kayak storage facility/boating building. Ms. Neches stated that the launch is anticipated to be complete by 2003. Ms. Coburn stated that the overlooks on NP1, NP2, and NP3 had not been scaled back and noted that the overlooks were pile supported structures. Ms. Coburn stated that the future PUC lift station would be constructed 3 to 5 years from the completion of P1. Ms. Coburn said that the sidewalk adjacent to the park at 4th Street would be continuous, and the PUC truck access to the pump station would be accommodated. CAC members suggested that there be a path from 4th Street into the park instead of only one point of access at the corner of 4th and Owens Street. Ms. Coburn stated that the grass of the east lawn was increased and relatively flat to accommodate active play such as volleyball. Ms. Coburn stated that 5th Street plaza in the south had decorative hardscaped paving and "dying steps" for informal seating as well as tables and chairs for the public and the café users. Ms. Coburn stated that the café was a total of 2000 square feet, and that the building footprint had not changed. Ms. Coburn noted that the bike path was better integrated into the park and that the pedestrian path was currently pulled away from the Channel banks because of the

presence of the sewer box that runs along the Channel. Ms. Coburn stated that because the pedestrian path was pulled back, there were more opportunities for plantings and a larger mitigation area. Ms. Neches stated that the park schematic plans would be brought to the Redevelopment Agency Commission for consideration in mid-October, and that Catellus was seeking to get Bay Conservation and Development Commission (BCDC) approval of their master permit for the open space in Mission Bay on September 21st.

Bob Isaacson stated that the overlooks in the north should be reduced since they seemed excessive and intrusive onto the Channel. Mr. Isaacson stated that the building footprint should be reduced and that the roof be removed. Mr. Isaacson stated that the café use seemed more appropriate to the north Fifth Street plaza and along the other building to be built along Owens Street. Ms. Corinne Woods stated that the walls to the building should be removed as well as recommended that a push-cart vendor be used in the park. Stan Smith stated that the café building should be enclosed and Drew Detsch stated that the café's size and use is in keeping with urban parks, would serve to enliven the area and bring people to the park, and that the bathroom would be safer and less likely to be vandalized since it was attached to the café use. Dick Millet stated that the building appeared too big and that seemed to be too many trees in P1, which would make the park cold. Ms. Neches stated that a concessionaire would not operate without a building. Ms. Neches stated that the Agency nor Catellus has a financial interest in the café. Ms. Neches said that the café would be leased to an operator who would be responsible for the bathroom maintenance and for maintaining and securing the outside tables and chairs.

Mission Bay North and South Development Overview

Eric Harrison of Catellus provided an overview of current projects under development in Mission Bay North and South. Andrea Jones stated that Catellus was planning a Mission Bay groundbreaking with the Agency's nonprofit housing developer for Parcel 2 of Block N2. Ms. Jones stated that depending on Mayor Brown's availability, the date for the anticipated groundbreaking is October 23rd. Mr. Harrison stated that construction on the mixed-use Block N1 would begin in late 1st quarter 2001. Mr. Harrison stated that Block N4a (residential) would break ground in 2nd or 3rd quarter of 2001, the office building on Block 26a would break ground in November 2000, and the office building on Block 28 would break ground in December 2000. Mr. Harrison stated that Catellus had tenants for both office buildings. Mr. Harrison stated that the colocation building on Parcel 4 of Block 42 would break ground in February 2001 and would have a 15 month construction time.

In terms of open space areas, Mr. Harrison stated that construction on open space parcel P1 would begin in spring 2001 and construction on NP1, NP2, and NP3 would begin in fall 2001. Mr. Harrison stated that construction on P16 and P17 of the Commons open space would begin in 2002. Mr. Harrison stated that Catellus would be realigning a portion of Terry Francois with the Block 26a and 26 office developments, which would make P21 available for the Port to use to provide a parking lot for the public boat launch. In terms of other infrastructure, MUNI would begin construction along Third Street in

Mission Bay in September 2001, but Catellus would be completing many of the other infrastructure, utility improvements ahead of MUNI.

In terms of affordable housing, Mr., Harrison stated that there were four sites in the north that Catellus would be conveying to the Agency: Block N2/Parcel 2, Block N3a/Parcel 1, and Block N4a/P2. Ms. Neches stated that the Agency had issued a Request for Qualifications for non-profit housing developers to develop up to 140 senior housing units on Block N3a/Parcel 1. Mr. Harrison stated that in accordance with the housing program in the Owner Participation Agreement, there were 21 inclusionary rental units on Block N2/Parcel 3, 28 inclusionary units on Block N1, and 19 inclusionary units on Block N3. In response to a CAC question about "spec" projects, Mr. Harrison stated that the residential projects were speculative, but there were no spec office or commercial industrial buildings. In response to questions raised by a CAC member about the re-routing of the 30 or 45 line, Mr. Harrison stated that Catellus was working closely with MUNI and that it appeared that the re-routed bus lines to serve Mission Bay would be on target with the planned development phasing. Mr. Harrison stated that the Transportation Management Association was exploring doing a shuttle for Mission Bay.

4th Street Bridge Seismic Upgrade Project

Saed Toloui, Project Manager for the Department of Public Works, presented the plan for the 4th Street Bridge seismic upgrade project. Mr. Toloui stated that the 4th Street bridge was built in 1917, was a counterweight bridge designed by Straus, who designed the Golden Gate Bridge, and was eligible for the National Historic Register. Mr. Toloui stated that Caltrans had limited the traffic on the bridge because of corrosion and that the bridge needed to be stabilized for earthquake safety. Mr. Toloui stated that the bridge would be retrofitted offsite for approximately 10 months, while a plastic counterweight would temporarily replace the real counterweight. Mr. Toloui stated that after the retrofit, the bridge would be classified as what Caltrans terms "maximum credible earthquake," which means that the bridge would not collapse as the result of an earthquake.

Transportation Committee Report

Barbara Westree stated given the progress of development in Mission Bay over the next 12-18 months, the Transportation Committee was concerned that access from the South to the financial district and other areas of the City would be highly constrained because of building development, Third Street light rail development, the Third Street bridge retrofit, and UC building development. Corinne Woods and other transportation committee members were concerned that MUNI's operations would not be able to keep up with development demand to service Mission Bay. Ms. Neches stated that the Mission Bay/Ballpark Transportation Coordinating Committee should be used a forum for citizens and implementing agencies such as MUNI to work out transportation and traffic issues associated with Mission Bay. William Walker stated that he was a member of the Caltrain Citizens Advisory Committee and that Caltrain was expanding service to every half hour instead of on the hour.

Toxics Subcommittee Report

Corinne Woods reported that the committee had reviewed the materials from the City, Port, and oil companies regarding the free product area and the committee agreed with and endorsed the City Attorney's position.

There were no other matters and the meeting was adjourned.

Mission Bay Citizens Advisory Committee
Minutes of the Meeting of October 12, 2000
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:
CAC Members: Kevin Beauchamp, Alfonso Felder, Andrea Jones, Karen Knowles-Pearce, Dick Millet, Stan Smith, Chuck Turner, William Walker, Corinne Woods

Guests: Seth Bland, Jon Knorpp, Brian Lee, Kathy Mattes, Mike Freeman

Staff: Tiffany Bohee, Amy Neches

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Approval of Minutes

The minutes of 9/14/00 were approved with the following correction: Section, Transportation Subcommittee Report, "CAC members requested that temporary traffic control measures be implemented at 16th and Owens Street."

Project Manager's Report

Ms. Neches reported that on October 23rd, there would be a ground breaking for Mission Bay on Block N2 at 5:00 pm. Ms. Jones stated that the parking lot on Block N2 would be closed as of October 15th. Mission Housing Development Corporation, the non-profit developer selected by Redevelopment Agency to develop 100 affordable units on Parcel 2 of Block N2, would begin construction in mid-November. Ms. Neches stated that the Major Phase application for Blocks 41, 42, 43, and 45 and the Schematic Design for the colocation building on Parcel 4 of Block 42 was approved by the Redevelopment Commission on October 10. Ms. Neches said that in response to CAC concern about the penthouse on the colocation building, the penthouse has stepbacks on all building elevations: approximately 3 feet on the north, east, and west elevations and 15-24 feet on the west elevation, which faces the freeway. Ms. Neches said that the Schematic Design for Mission Creek Park Open Space Parcels NP1, NP2, NP3, and P1 would be heard at the Redevelopment Commission hearing on October 24th in City Hall at 4:00 pm in Room 416. Ms. Neches said that the Agency had issued a Request for Qualifications to non-profit developers to develop Parcel 1 of Block N3a in Mission Bay North, located at the corner of 4th and Berry Streets. The Agency will be developing 130-140 units for independent and frail elderly, and that the parcel will also house the first library branch (10,000 square feet) in Mission Bay. Corinne Woods noted that the library should have a collection of books with large print for the elderly residents in the building.

The CAC requested that a copy of all Mission Bay project submittals be available at the Mission Bay Visitor's Center for members to review in advance of CAC meetings.

Schematic Design Presentation on the Mixed-Use Development on Block N1

Seth Bland of Catellus stated that Block N1 was located diagonally opposite from the Ballpark between King, Third, Fourth, and Townsend Streets. Mr. Bland described the program for Block N1: 589 residential units located in mid-rise buildings and 2 towers; 86,000 s.f. of ground floor retail fronting Fourth, King, and Third Streets; and 45, 000 s.f. of office. Mr. Bland stated that all vehicular site access would occur off of Townsend Street. Mr. Bland stated that there was a 95 ft wide pedestrian mid-block walkway or "muse" that would divide the N1 Block into east and west sections. Mr. Bland said that there were two retail "anchor" tenants: a 27,000 s.f. grocery store was planned to be located along Fourth Street and a 23,000 s.f. bookstore would be located along Third Street. Mr. Bland said that two restaurants would be located on both sides of the pedestrian muse at King Street. CAC members requested that Catellus incorporate some smaller-scale retailers and local business operators. Mr. Bland stated that the other retail spaces along King Street were approximately 6,000 s.f., but it was possible to demise the spaces into smaller retail units to accommodate a smaller retailer. Mr. Bland stated that the mid-rise residential units along Third, Fourth, Townsend, and King Streets were rental units and the two towers were condominium units. Mr. Bland stated that Catellus would own the residential rental units and would put a condo map in place. Ms. Neches stated that the Owner Participation Agreement with Catellus requires that the rental units remain residential for 10 years.

Mr. Bland introduced Brian Lee of SOM, who is the Block N1 project architect. Mr. Lee stated that Block N1 was a true mixed-use project, and that the massing of the project was meant to reflect the residential character as well as the retail/office uses. Mr. Lee said that the mid-rise residential would have entries on both King and Townsend Street to provide activity to the project, and the towers would have main lobbies off the muse. Mr. Lee said that the residential garage entries were located off a motor court (off Townsend Street) while the retail garage entries would be accessed directly from Townsend Street. Mr. Lee stated that the parking ratio was 1:1 for residential units, and that the parking for the retail and office uses were consistent with the Design for Development Standards. Mr. Lee stated that the project included a large, landscaped podium with recreational amenities for the residents, and that no bridge was planned over the muse to connect the podium.

CAC members expressed concern that there were too many trees planned for the pedestrian muse, and that the area will be covered in shade and will not have enough access to sunlight. CAC members commented that overall the massing of the buildings in the project looked good, but there should be more variation in the massing/façade treatments on the east elevation of the building. In response to a CAC question about the benefit of having mirror images for the towers, Mr. Lee stated that the towers' façade were still being developed and would have similar but not identical façade treatments. Mr. Lee stated that there were balconies on the mid-rise units on the east and west facades, and that there were balconies on the mid-rise units that faced the podium courtyard. Mr. Lee said that the materials for the project would include cement plaster, pre-cast concrete, and copper metal accents. CAC members requested that Catellus use materials that were warmer in color and should not be too dark or "gray" in tone. CAC members also expressed approval for the use of different, warmer, copper colors on the King Street façade, which seemed to complement the Ballpark and existing buildings on King Street. In response to a CAC

question about the color of the glass for the windows, Mr. Lee stated that the glass would be as close to clear as possible, but the thickness of the layers of glass may cast a slight greenish tint.

Mr. Bland stated that the project would begin construction in April 2001 and that the construction time for the low-rise units was approximately 18 months and the construction time for the towers was approximately 24 months. Jon Knorpp of Catellus stated that construction on the AvalonBay building on Block N2/Parcel 3 would begin in December 2000 and take approximately 18 months. Mr. Knorpp stated that piles would be driven for all of these residential projects.

Presentation on the Revised Plans for China Basin Landing Expansion Project

Mike Freeman of China Basin Landing stated that the China Basin Landing expansion of the Berry Street building was in its final stages of approval by the Planning Department. Mr. Freeman stated that the project was a 3-story addition to the existing 3-story Berry Street building and the revised program included 120,000 gross square feet of office and 54 units of residential units. Mr. Freeman stated that other design changes to the plan included some façade modifications on the Berry Street façade that were meant to make the building appear more vertical, although the building is 800 feet long. Mr. Freeman stated that the project was currently in line for Prop. M review at the Planning Commission. Mr. Freeman stated that the residential units would most likely be rental but a condo map would be put in place at the outset. In response to CAC questions about the parking, Mr. Freeman stated that the parking beneath the existing wharfside building would be expanded to accommodate a total of 330 parking spaces by valet. Mr. Freeman said that China Basin's parking variance with the zoning administrator of the Planning Department was pending, but the discussions with the zoning administrator indicated that the variance would be approved. Mr. Freeman stated that the parking expansion would be operational by the end of 2000. Some CAC members stated that China Basin should not get a parking variance since parking was such a serious problem in the area, while another CAC member stated that the interim 10 year commuter parking at the Port Ballpark parking lots would ease parking problems, and that the area would have better transit options in the future, such as an expanded N-line or F-line and the Third Street Line Rail would be in operation.

In response to a CAC question about utilities for the project, Kathy Mattes stated that there was currently enough power capacity for the existing building and the expansion. Amy Neches stated that all the utilities in Mission Bay would be undergrounded, and China Basin Landing would be the only building that still had overhead powerlines. Kathy Mattes stated that she had been working with PGE and the Catellus engineers to work out the details of occupying space in the joint trench that Catellus would be constructing for the City on the north side of Berry Street. Ms. Freeman stated that China Basin would underground its utilities as long as Catellus cooperates and that the details for possible participation in the joint trench were still to be negotiated. Ms. Mattes stated that it was cost prohibitive for the project sponsors to dig a separate joint trench and underground their utilities on their own. Some CAC members stated that China Basin Landing should be required to underground its utilities especially in light of the parking variance the project sponsors were seeking, while other CAC members felt that more

information was needed before a position on requiring the project sponsors to underground their utilities could be taken. The CAC members approved a motion (4-2) to strongly recommend to the Planning Commission that China Basin Landing underground its utilities as a condition of approval for the project.

Announcements

Corinne Woods stated that the Transportation Commission was holding a hearing on Tuesday, Oct. 17th at 10:00 am on the changes to the 19-line and 42-line (The east end of the 42-line would become the 10-line.) Ms. Woods explained that this planning had been in place for several years and that the hearing was the final step. Ms. Woods asked if any CAC member could be present at the hearing to provide support. Ms. Woods announced that Chancellor Bishop of UCSF would be at the Bayview Boat Club at 3:30 pm on October 23rd. Ms. Neches asked CAC members to appear at the Redevelopment Commission hearing to support Mission Creek Park. The park hearing will be on October 24th at 4:00 pm in Room 416 of City Hall.

There were no other meetings and the meeting was adjourned.

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MISSION BAY
CITIZENS ADVISORY COMMITTEE

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PLEASE NOTE MEETING TIME AND LOCATION

5:00 PM, Thursday, November 9, 2000
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1) Approval of the minutes of 10/12/00

2) Staff Presentation on the Redevelopment Agency Affordable Housing Site, Block N3a/Parcel 1, a Project with 130-140 units of Affordable Senior Rental Housing
   a. Overview of the Responses to the Agency's Request for Qualifications:
      i. Mercy Housing California/North and South of Market Adult Day Health
      ii. Citizens Housing Corporation/Northern California Presbyterian Homes & Services/Goldman Institute on Aging

3) Schematic Design Presentation on Block N3a/Parcel 2, a 105-unit Catellus Condominium Project

4) Other Matters

5) Public Comment

Items listed above for discussion may include action by the CAC.

Attachments:
Minutes from meeting of 10/12/00

Note:
Responses to the Agency's Request for Qualifications for Block N3a/Parcel 1 and the Catellus Schematic Design submission for Block N3a/Parcel 2 are available for review in advance of the CAC meeting. Please contact Tiffany Bohee of the Redevelopment Agency at 415-749-2481 for more information.

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of November 9, 2000
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:
CAC Members: Kevin Beauchamp, Alfonso Felder, September Jarrett, Andrea Jones, Stan Smith, William Walker, Barbara Westree, Corinne Woods

Guests: David Baker, Rick Hirsch, Jon Knorpp, Maytte Colorado

Staff: Tiffany Bohee, Amy Neches, Alyson Gordon

Approval of Minutes

The minutes of meeting of 10/12/00 were tabled until the next meeting.

Presentation on Redevelopment Agency Affordable Housing Site, Block N3a/Parcel 1, a Project with 130-140 units of Affordable Senior Rental Housing, Overview of the Responses to the Agency's Request for Qualification

Ms. Neches stated that the Agency had issued a Request for Proposals to develop and operate 130-140 units of affordable rental housing for "frail" and independent seniors on the Agency's next affordable housing site Parcel 1 of Block N3a in Mission Bay North. Ms. Neches said that frail seniors are those who require some assistance with daily tasks. Ms. Neches said that the program also includes: 5,000 s.f. for an Adult Day Health Center, 10,000 s.f. for the Mission Bay library branch, 5,000 s.f. for neighborhood-serving retail, and up to 25,000 s.f. for nonprofit office space. Ms. Neches said that two nonprofit developer teams had submitted responses to the RFQ: 1) Citizens Housing Corporation (Citizens) in partnership with Northern California Presbyterian Homes & Services as the property manager and the Goldman Institute on Aging as service provider, and (2) Mercy Housing California (Mercy) in partnership with Mercy Services Corporation and North & South of Market Adult Day Health as service provider. Ms. Neches said that an overview of the development teams' architectural responses to the RFQ would be presented at that evening's CAC meeting. Ms. Neches stated that Mercy had retained Hardison Komatsu Ivelich & Tucker in association with Lawrence Leong as project architects. Citizens had retained David Baker and Michael Willis as project architects. Ms. Neches said that the evaluation criteria included development and property management experience, development team staff qualifications and capacity, successful experience with an Adult Day Health Center operator/service provider, and strength and constructibility of the design concept. Ms. Neches said that the development teams were being evaluated by an interagency City team composed of Agency staff, the Mayor's Office of Housing, the Mayor's Office of Community Development, the San Francisco Library staff, and Planning Department staff.

Ms. Neches presented the architectural proposals for Mercy and Citizens and showed site plans, floor plans, perspectives, and elevations that were prepared by the respective development team architects. Ms. Neches stated that the Citizens proposal called for the development of 216 residential units in buildings ranging from 5 to 8 stories using Type I/Type V construction and the frail and independent elderly were located in separate buildings. Ms. Neches stated that a portion of the Citizens proposal did not comply with the Mission Bay North Design for Development Standards. The Citizens concept called for an eight-story 84-foot tall building adjacent to Mission Creek Park despite the fact that the Design for Development only allows structures of not

more than 65 feet within 100 feet of Mission Creek. Ms. Neches stated that the Mercy proposal called for the development of 139 residential units in a 5-story building using Type V over Type I construction, and the frail and independent elderly were integrated units in the building.

All CAC members had comments about the two architectural proposals and indicated a strong preference for the Citizens' Baker/Willis architectural proposal. CAC members stated that the Baker/Willis massing was more broken up and had more visual interest on all sides. Other design comments from the CAC about the Citizens' proposal: the design was described as more elegant and members appreciated the greater diversity in building type as well as the attempt to incorporate more verticality in the massing. Several members preferred the Baker/Willis open space layout, which seemed more substantial and usable for residents.

In response to the Mercy HKIT/Leong architectural proposal, members stated that they liked the proposed stepbacks at the Channel elevation. The majority of the CAC had issues with the building massing. Members stated that the overall proposed massing appeared too bulky, the building seemed to resemble a parking structure, and the Berry Street frontage, which has an unbroken frontage of 300 feet, appeared to be an extension of China Basin Landing. With respect to the ground floor plan some members liked the layout of the Mercy plan, especially the location of the community room along the Channel. The CAC stated that retail in the building was very important for residents and visitors. Ms. Woods also said that the library should stock large print books for the seniors. In response to a question about which living arrangement, integration or separation, is better for seniors, Ms. Neches said that both philosophies have their merits. A member of the public stated that based on her experience in senior care, it appeared that the senior integrated model worked better because the assisted-living seniors appeared to benefit mentally as well as physically from being around the independent seniors.

Schematic Design for Block N3a/Parcel 2, a 105-unit Catellus Condominium Project

David Baker of David Baker & Associates Architects presented the schematic design for Block N3a/Parcel 2 to the CAC. Mr. Baker said that Block N3a/Parcel 2 is nearly one acre and fronts Berry Street to the north, Mission Channel Creek and Mission Creek Park to the south, and two 30 feet wide pedestrian mid-block walkways to the east and west. Mr. Baker said that the project consists of 105 Catellus, private condominium units and approximately 1,300 square feet of ground floor retail on Berry Street. Mr. Baker stated that the building has a height of 75 feet on the Berry Street frontage, and the design includes the required Design for Development building stepbacks at the Mission Creek Channel frontage.

Mr. Baker said that the design for the project is a "pinwheel" design in which the garage is wrapped and concealed by residential uses. Mr. Baker said that the design consists of seven floors of residential units, including five floors of loft style units and two-story townhouse penthouse units capping the roof level. Mr. Baker stated that the residential and retail uses wrap and conceal five floors of an interior-parking garage. The unit mix for the Project includes loft style units, junior one bedrooms, one bedrooms, two bedrooms, as well as two bedroom townhouse-style penthouse units. The units range from about 700 square feet for a loft to over 2000 square feet for a penthouse unit; the average unit size is 1087 square feet. Mr. Baker said that the ground floor loft units have double height ceilings of 17 feet, which can be accessed through shared, direct landscaped entries, which are setback at the ground floor off the mid-block walkways and Mission Channel Creek Park, as well as through direct access from the parking garage. The building materials for the project include poured-in-place concrete with a Portland cement plaster skin for the first five levels of the project and light gauge steel framing with a metal siding for the top two levels of the project.

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

415.749.2400
TTY 415.749.2500

WILLIE L. BROWN, JR., Mayor

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Leroy King
Kathryn C. Palamountain
Michal Foriest Settles
Darshan Singh
Benny Y. Yee

James B. Morales, Executive Director

December 7, 2000

TO: Mission Bay Citizens Advisory Committee and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Staff Associate

SUBJECT: **MISSION BAY CAC MEETING NOTICE**

The Mission Bay Citizens Advisory Committee meeting of December 14, 2000 has been cancelled. The next regular meeting of the CAC will be held on

Thursday, January 11, 2000
5:00 PM
Catellus' Mission Bay Visitor's Center
255 Channel Street.

These meetings are open and all interested parties are invited to participate.

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MISSION BAY
CITIZENS ADVISORY COMMITTEE

5:00 PM, Thursday, January 11, 2001
Catellus Mission Bay Visitor's Center
255 Channel Street

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AGENDA

1. Approval of the minutes of 10/12/00

2. P16 and P17 Commons Open Space Schematic Design Presentation

3. Schematic Design for Block N2/Parcel 1, a mixed-use project located at the corner of King, Third, and Berry Streets

4. Schematic Design for Block N3/Parcel 1, a 303 unit residential project located at King, Fourth, and Berry Streets

5. Other Matters

Items listed above for discussion may include action by the CAC.

Note:
Minutes of meeting of 11/9/00 will be mailed in advance of the next regular CAC meeting.

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of January 11, 2001
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:
CAC Members: Kevin Beauchamp, September Jarrett, Andrea Jones, Lonnie Lawson, Stan Smith, Corinne Woods

Guests: Amy Coburn, Cliff Lowe, Steve Perry, Seth Bland, Jon Knorpp, Rick Hirsch, Faith Raider, Babette Drefke

Staff: Tiffany Bohee, Amy Neches

Approval of Minutes
The minutes of meeting of 10/12/00 were not approved due to lack of a quorum.

Schematic Design for Block N2/Parcel 1, a mixed-use project located at the corner of King, Third, and Berry Streets

Steve Perry of Brand + Allen Architects presented the schematic design for Parcel 1 of Block N2. Mr. Perry stated that the project was located across the street from the Ballpark's Willie Mays Plaza and adjacent to the Agency affordable housing site on Block N2, which was being developed by Mission Housing Development Corporation. Mr. Perry said that the program includes approximately 8,000 sq. ft. of retail on Third and King Streets; 25,000 sq. ft. of office space, and 36 market-rate condominiums. Mr. Perry said that the building was 84 feet, and as permitted by the design standards, the building was 101feet including the mechanical penthouse. Mr. Perry said that the building materials included brick and glass. Mr. Perry said that the units were a mix of lofts and townhouses and contained one, two, and three bedrooms. Mr. Perry said that parking for the residents and office was provided at the project and through a parking arrangement on Block N1, located across the street. Mr. Bland said that the project would begin construction in May 2001.

P16 and P17 Commons Open Space Schematic Design Presentation

Amy Coburn of Catellus stated that Catellus had retained Olin Partnership in association with Cliff Lowe & Associates as designers for the Commons Open Space. Ms. Coburn stated that the Commons was a nearly 7-acre linear park that fronts residential areas to the north and the UCSF research campus and the Blocks 26-28 Catellus office campus to the south. Ms. Coburn said that open space parcels P16 & P17 were located between Third Street and Terry Francois Boulevard. Ms. Coburn said that the park design concept includes a double row or "allee" of canopy trees, interspersed with flowering trees, which would stretch the length of the Commons and help to frame the lawn areas. Ms. Coburn stated that pedestrian access through the park was through an upper and a lower walkway that would run continuously parallel to the park and would be buffered from North and South Commons Streets by the row of trees underplanted with ground covers. Ms. Coburn reviewed landscape plans that showed the lower walkway was at the level of the lawn areas, which were slightly depressed from the street level so they would seem more internal to the park. In response to a CAC question about access between the walkways and the street, Mr. Lowe said that there were paths between the upper and lower walkways, but there were no paths between the upper walkway and shrubs and the street in order to discourage people from non-intersection crossings. In response to a CAC question about bike travel through the Commons, Ms. Coburn said that the paths through the park were for pedestrians, but there was an on-street bike path on North and South Commons paralleling the park.

Ms. Coburn stated that benches are located in seating niches along the walkways and stone/concrete seatwalls on P17 would provide more informal seating. Ms. Neches stated that the current design for the "vara" street between P16 and P17 showed that MUNI strain poles were located in the vara plaza area, which would enable MUNI buses to turnaround, but Agency and Catellus staff thought that both the park and MUNI would be better served if MUNI used Third Street. Ms. Coburn said that MUNI was considering the strain-pole relocation and seemed responsive. Kevin Beauchamp stated that UCSF would also be in favor of the change since Third Street was closer to the campus. Ms. Coburn stated that the only issue with relocating the MUNI strain poles was the timing for constructing the road improvements. Ms. Neches stated that interim road improvements could be made to accommodate MUNI so that the park benefits in the long term. Ms. Coburn said that P16 and P17 were scheduled to be open in mid-2003.

Mr. Lowe reviewed the proposed walkway materials and planting palette for the park. Mr. Lowe said that the walkways are composed of a warm-colored decomposed granite and stated that the evergreen trees such as the Coast Redwood would be used as signature trees to mark significant entries to The Commons. There was CAC concern that the redwood tree had an aggressive root structure, and in response Mr. Lowe said that the trees would be well irrigated and that the redwoods were located so that they were not competing for water. In response to CAC questions about the function of the green terrace area in P17 adjacent to the sidewalk on Terry Francois, Ms. Coburn stated that the design was a response to the overland flow issues in Mission Bay, and the park had been designed so that water would flow over and through the park out to the Bay. CAC members were concerned about skateboarder activity, and Mr. Lowe said that the decomposed granite on the pathways was not a good surface for skateboarders. In response to a question about the impact of wind on the park, Mr. Lowe said that there were prevailing northwest winds, and the park could be windy prior to the development of the buildings located north and south of the park. CAC requested that native plants and species be used in the plant palette selection to encourage butterflies, and a member of the public requested that green and local materials be used to minimize impacts to the environment. Mr. Lowe said that native species were being specified and that there was an effort to use green materials where possible.

Schematic Design for Block N3/Parcel 1, a 303 unit residential project located at King, Fourth, and Berry Streets

The item was tabled until the next CAC meeting since the project architects were caught in traffic.

Other Matters

In response to a CAC question regarding the relative weight of the evaluation criteria for the selection of a non-profit developer for the affordable senior housing development at Block N3a/Parcel 1, Ms. Neches reported that developer experience and capacity were important factors. Ms. Neches stated that Mercy Housing as developer seemed to have greater capacity and relevant experience than Citizens Housing Corporation. Ms. Neches stated that the staff recommendation for Mercy included the condition that significant redesign work must be done in light of the CAC's and the selection panels concerns about the design proposed by Mercy.

Corinne Woods reported that the State Department of Boating and Waterways had approved the funds to construct the public boat launch at Pier 52. Ms. Woods also asked for clarification on a letter she received from David Knadle of Catellus regarding modifications to the Mission Bay South Infrastructure Plan.

Mr. Baker said that open space areas for the residents are provided through a landscaped roof garden at the fifth level, atop the interior parking garage, that includes a pool, spa, and recreation room. Mr. Baker said that the project provides a total of 148 vehicular parking spaces and 8 secured bicycle parking spaces. Mr. Baker said that there are 105 residential parking spaces for the 105 condominium units and 2 retail parking spaces for the uses on Block N3a/Parcel 2. In addition, Mr. Baker said the parking scheme allows for a reciprocal arrangement with the Block N3/Parcel 2 project located across the street. In response to CAC questions about the average cost of a unit, Mr. Knorpp stated that the units were roughly $600 per square foot with an average unit size of 1100 s.f. CAC members made positive comments about the building massing and use of color, liked the ground floor activation with direct unit entries, and particularly liked the buried parking concept.

Other Matters

Corinne Woods reported that at the Mission Bay/Ballpark Transportation Coordinating Committee (MB/BTCC), she had requested that DPT install a temporary stop sign at 16th and Owens Street. Ms. Woods reported that Catellus had enlisted a transportation consultant to assess the off-street parking demand in light of the upcoming construction projects. Ms. Woods asked that Catellus work with UCSF, who was conducting a parking study.

There were no other matters and the meeting was adjourned.

MISSION BAY
CITIZENS ADVISORY COMMITTEE

5:00 PM, Thursday, February 8, 2001
Catellus Mission Bay Visitor's Center
255 Channel Street

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AGENDA

1. Approval of the minutes of 10/12/00, 11/9/00, and 1/11/01
2. Schematic Design for Block N3/Parcel 1, a 303 unit mixed-income residential project located at King, Fourth, and Berry Streets
3. Schematic Design for "Block 26 West," a 280,000 sq. ft. office development in Mission Bay South
4. Schematic Design for "Block 26 East," a 150,000 sq. ft. office development in Mission Bay South
5. Other Matters

Items listed above for discussion may include action by the CAC.

Note:
Minutes of meetings of 11/9/00 and 1/11/01

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of February 8, 2001
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:
CAC Members: Kevin Beauchamp, Andrea Jones, Lonnie Lawson, Stan Smith, Chuck Turner, Corinne Woods

Guests: Bill Graziano, Russ Naylor, Paul Danna, Erik Kolderup, Rick Hirsch, Tim Stanley, David Israel, Alan Loving

Staff: Tiffany Bohee, Amy Neches

Approval of Minutes
The minutes of meeting of 10/12/00, 11/9/00, and 1/11/01 were not approved due to lack of a quorum.

Schematic Design for Block N3/Parcel 1, a 303 unit mixed-income residential project located at King, Fourth, and Berry Streets

Tim Stanley of AvalonBay Communities stated that Avalon was developing Block N3/Parcel 1, which is across Fourth Street from the other Mission Bay residential site, Block N2/Parcel 3, which Avalon is developing. Mr. Stanley stated that Block N3/Parcel 1 is a 303 unit rental project, which includes 19 affordable units pursuant to the Owner Participation Agreement for Mission Bay North. Mr. Stanley stated that Avalon had retained BAR Architects as design architects, Greg Roja & Associates as associate architects, and Marta Fry Landscape Architects and landscape architects.

David Israel of BAR stated that Block N3, Parcel 1 fronts King, Fourth, and Berry Streets, as well as a 40 foot-wide mid-block walkway that extends from King to Berry Streets. The residential program consists of 303 units, with 113 apartments in a 14-story tower above retail, 173 flats in mid-rise and low-rise buildings, and 17 "lofts" that wrap the base of the podium along Berry Street and the mid-block walkway. Of the 303 units, 219 are one-bedroom units, and 84 have two bedrooms. Approximately 25,000 square feet of retail and neighborhood commercial is programmed along King and Fourth Streets, with a major drugstore tenant expected to occupy the Fourth Street frontage. The residential and retail uses wrap and conceal a two-story interior, parking garage.

Mr. Israel said that the high-rise residential tower is located parallel to Fourth Street with the slim ends of the tower oriented north toward downtown and south toward the Channel. The tower reaches a maximum Mission Bay height of 160 feet, and a typical floor plate contains nine apartments. The adjacent, mid-rise component of the project consists of a building that is nine-stories along King Street and steps down to 65 feet along the mid-block walkway. The low-rise component reaches a maximum height of 55 feet along Berry Street. Mr. Israel noted that there is a gap in the low-rise loft building along Berry Street to align with the mid-block walkway located between Parcel 1 and Parcel 2 on Block N3a, thereby giving the project extended views to Mission Creek and the parks along the Channel. Open space for the residents is provided through a common landscaped courtyard podium and private-use terrace space at the podium level.

Mr. Israel stated that the building colors and materials are still under development and include grey-green colored cement plaster and colored painted metal panels with clear glass for the residential portions of the Project. Mr. Israel said that parking for the project is provided through a two-story interior parking garage that is wrapped by residential and retail uses. The parking garage has a total of

Stanley said that because of the excellent transit service to the project, the limited parking, which is in full compliance with the Design for Development standards, would not hinder the marketing of the units. Spaces will not be set aside for particular units or unit types, so that all residents of the project will have fair opportunity to secure parking spaces within the garage.

In response to questions about optimizing energy efficiency and the use of green building materials, Mr. Israel stated that the building meets all Title 24 requirements and that solar panels would be used to heat the pool at the podium but conventional heating would be used for the building due to cost and reliability. Mr. Stanley stated that the use of green materials would be explored for interiors of the project such as gypsum for carpet. Members of the CAC commented positively on the retail components included within the project. In response to CAC questions about pricing for the units, Mr. Stanley stated that the units were priced at $3.40 a s.f. with the upper range of units being 1000 square feet. CAC members and the public also commented positively on the project's massing and visual interest for pedestrians at the ground level. Mr. Stanley stated that he expects the project design to be complete by November 2001 with anticipated construction beginning 1st quarter 2002.

Schematic Design for the office projects on Block 26 East and Block 26 West in Mission Bay South

Alan Loving of Catellus stated that 26 East and 26 West were office buildings located within the Blocks 26-28 office development "campus." Mr. Loving said that 26 East was located along South Commons Street facing the Commons Open Space on its north façade and an internal open space courtyard on its south façade. 26 East was a 6-story office building with approximately 150,000 square feet of office and 3,000 square feet of ground floor retail facing the internal open space. Mr. Loving stated that 26 West was located along Third Street and South Commons. Mr. Loving stated that 26 west was an 11 story office building with approximately 285,000 square feet of office space and 10,000 square feet of retail located along Third Street.

Mr. Loving stated that interim parking for the office uses would be provided while the parking garage on Block 27 was under development. Ms. Neches stated that the Agency's approval of 26 West or 26 East would be conditioned on a committed schedule for the construction of the parking garage to serve the office uses on Blocks 26-28. Mr. Loving stated that the two office building have a combined loading facility to minimize curb cuts on South Commons Street. Mr. Loving stated that the loading activities would be screened from view with panelized frosted glass doors. In response to CAC questions about bike parking, Mr. Loving stated that interim bike parking and permanent parking would be provided.

Mr. Loving introduced Paul Danna of DMJM, design architect for 26 West, and Russ Naylor of Ai, design architect for 26 East. Mr. Naylor stated that the building on 26 East has the required design for development step backs facing the Commons Park and was at the maximum height of 90 feet. Mr. Naylor stated that the project materials include an exposed concrete with an architectural finish, metal accent panels, and a glazed curtainwall system. Mr. Naylor stated that other architectural details are created through the use of metal and glass canopies and decorative roof features. Mr. Naylor stated that the north façade has a feature blue glazing element, which would be lit softly in the evening. Mr. Danna stated that the 26 West office building materials include brick façade precast panels and a glazed curtainwall system. Mr. Danna said that glass railings would be used where appropriate and a metal panel system would be used for canopies. Mr. Danna stated that the building has the required step backs along South Commons, and the building has a 160-foot tower located on Third Street. Mr. Danna stated that the design concept included a dramatic glazed curtain wall on the east tower facade to take advantage of the views of the Bay.

In response to CAC questions about the tenant occupancy for these office buildings, Mr. Loving stated that the buildings have large floor plates and raised floors for efficiency, which appeal to "high-tech"

companies as well as companies that may desire to consolidate office space. Mr. Loving stated that the buildings could also be subdivided to accommodate multiple tenants. Mr. Loving stated that tenants were not yet programmed for these buildings, but Catellus would not build these projects as spec office buildings. Mr. Loving stated that building occupancy was expected by the first quarter of 2003.

Other Matters

Corinne Woods stated that streetlights on Owens have yet to be installed. Ms. Woods also reported that it is very difficult to see driving north on 16th Street because of the "blinding lights" from the Mission Bay Golf Center. Ms. Woods also stated that a $1 million grant from the State Department of Boating and Waterways had been secured for the public boat launch. Ms. Woods also stated that road construction for the realignment for Terry Francois would begin in March with completion in July.

There were no other matters and the meeting was adjourned.

MISSION BAY
CITIZENS ADVISORY COMMITTEE

5:00 PM, Thursday, March 8, 2001
Catellus Mission Bay Visitor's Center
255 Channel Street

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AGENDA

"See Revised Agenda"

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1. Approval of the minutes of 10/12/00, 11/9/00, and 1/11/01
2. Project Manager's Report
3. Schematic Design for Block N3a/Parcel 3, a 100 unit condominium project which fronts Berry Street and Mission Creek Park
4. Schematic Design for Block N3/Parcel 2, a residential project located at the corner of King, Fifth, and Berry Streets
5. Transportation & Traffic Subcommittee Report
6. Discussion of Meeting Time
7. Other Matters
8. Public Comment

Items listed above for discussion may include action by the CAC.

Note:
Minutes of meeting of February 8, 2001 will be forwarded in advance of the April 12th CAC meeting.

MISSION BAY
CITIZENS ADVISORY COMMITTEE

5:00 PM, Thursday, March 8, 2001
Catellus Mission Bay Visitor's Center
255 Channel Street

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1st Agenda 3/2/01

EMBERS
tan Smith,
Chair
Corinne Woods,
Vice-Chair
Kevin Beauchamp
Jack Davis
Alfonso Felder
Andrea Jones
September Jarrett
Karen Knowles-Pearce
Lonnie Lawson
Dick Millet
rene Ogus
Abby Snay
Chuck Turner
William Walker
Barbara Westree
Rex Wood

REVISED AGENDA

1. Approval of the minutes of 10/12/00, 11/9/00, and 1/1101
2. Schematic Design for Block N3a/Parcel 3, a 100 unit condominium project which fronts Berry Street and Mission Creek Park
3. Schematic Design for Block N3/Parcel 2, a residential project located at the corner of King, Fifth, and Berry Streets
4. Giants Parking Lot Interim Use Proposals
5. MUNI Construction Report on Ductbank Work Across Mission Creek Channel
6. Transportation & Traffic Subcommittee Report
7. Discussion of Meeting Time
8. Other Matters
9. Public Comment

Items listed above for discussion may include action by the CAC.

Note:
Minutes of meeting of February 8, 2001 will be forwarded in advance of the April 12th CAC meeting.

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of March 8, 2001
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:
CAC Members: Kevin Beauchamp, Jack Davis, Alfonso Felder, Dick Millet, William Walker, Barbara Westree, Corinne Woods

Guests: Erik Kolderup, Ginny Stearns, Bob Isaacson, Tom Quaglia, Amy Coburn, Elizabeth Wolff, Jon Knorpp, Masaru Miyawaki

Staff: Tiffany Bohee, Amy Neches, Ashur J. Yoseph

Approval of Minutes

The minutes of meeting of 10/12/00, 11/9/00, and 1/11/01 were tabled due to lack of a quorum.

Project Manager's Report

Amy Neches stated that the Agency, the Mayor, and Esprit had recently executed a letter laying out the terms of a proposed agreement for the development of Parcel X4 in Mission Bay South. Ms. Neches stated that Esprit would donate to the City's Recreation and Park department "Esprit Park," which has been used by Potrero Hill as a community park since 1982. The City and the Potrero Hill community have been trying for several years to acquire the parcel and ensure its availability to the public. Ms. Neches said the City will be entering into an Owner Participation Agreement with Esprit for the development of Parcel X4 in Mission Bay South, and as consideration for the donation of Esprit Park to the City, the OPA will exempt Esprit from City Planning Code exactions on the development of Parcel X4.

Ms. Neches reported that during foundation excavation of the Agency's Affordable Housing Site on Block N2/Parcel 2, the Agency's consulting archaeologist recovered 30,000 artifacts. Ms. Neches stated that there were two significant cultural finds recovered including the remnants of an 1850's Chinese laundry and residence. Ms. Neches stated that the Agency will be curating and displaying some of these artifacts, and that there has been some discussion about a public display of the archeological finds at a public facility in Mission Bay, such as the library branch to be built on Block N3a/Parcel 1.

Ms. Neches stated that the Agency had selected Mercy as the non-profit developer for the Agency's Affordable Senior Housing Site on Block N3a/Parcel 1. Ms. Neches stated that Adele Santos had been selected to partner with HKIT as design architects for the project to address the design concerns raised by the CAC, the Agency and City staff. Ms. Neches also stated that the Planning Commission had recently approved the design and issued an office space allocation for the building on Block 26 East.

Schematic Design for Two Residential Projects: Block N3a/Parcel 3 and Block N3/Parcel 2

Rick Hirsch of Catellus stated that Catellus had entered into a development agreement with the Signature/Riding Group to develop Block N3a/Parcel 3, which is located at the corner of Berry Street and Mission Creek Park Fifth Street Plaza. Tom Quaglia of Signature/Riding Group said that 100 market rate condominiums would be developed on Block N3a/Parcel 3 and that McLarand Vasquez Emsiek & Partners were the architects for the project. Mr. Quaglia said that there were 100 units within a 7-story building. Mr. Quaglia said that two-story townhomes wrap

the perimeter of the project and flats comprise the remaining upper 5 levels. Mr. Quaglia stated that the perimeter townhouses have direct entries, and the townhouses' stoop entries off the mid-block walkway have been set back 5' feet from the mid-block walkway with additional landscaping to create a more generous pedestrian environment. Mr. Quaglia said that the project has the required Design for Development stepbacks facing the Channel. Mr. Quaglia said that the parking garage off Berry Street provided 100 vehicular parking spaces and secured bike parking. Mr. Quaglia noted that the parking was screened by residential uses, which CAC members noted was a positive feature.

Members of the CAC and the public were very concerned that the project did not include any ground floor retail facing Fifth Street Plaza. Bob Isaacson said that the plaza would essentially become a private open space for the adjacent residents and questioned the need for the café in P1. Jon Knorpp of Catellus stated that retail was not viable at that location and it was impossible to preserve space for retail for a later time since the project would be developed as a condominium project. Mr. Quaglia stated that the project sponsors' expected to begin driving indicator piles on July 15, 2001. Ms. Woods stated that the houseboaters must be consulted about construction work hours. Ms. Woods said that UCSF had agreed to conduct "noisy work" from 8 am – 5 pm, and that backup beepers appeared to not be necessary on private property.

Mr. Hirsh stated that Catellus was developing a 290-unit market rate rental project on Block N3/Parcel 1, which is located at the corner of King, Fifth, and Berry Streets. Mr. Hirsch said that the project would be a mix of one and two bedrooms, studios and townhomes. Mr. Hirsch said that Catellus had retained Arquitectonica as architects for the project. Andrew Liu of Arquitectonica said that the project contained about 1,800 square feet of ground floor retail located on Berry Street at the mid-block walkway. Mr. Liu said that neighborhood retail was programmed at that location because King Street was such a busy street, and it seemed to make sense to clump the retail near other retail. Mr. Liu said the residential condo project on Block N3a/Parcel 2, located just across Berry Street, would contain a neighborhood retail use as well. Mr. Liu said that townhomes wrapped the base of project, and that a tower at the maximum Mission Bay height of 160 feet would be located at the corner on Fifth at King Streets. Mr. Liu said that the approved Major Phase massing scheme showed a tower at that location, and that a neighboring tower would be built across Fifth Street on Block N4, serving as a kind of residential gateway at Fifth Street. Mr. Liu stated that there were 236 parking spaces for the project, which was under the maximum of 1 space per residential unit. Mr. Hirsch stated that the parking ratio would not affect the marketing of the units since the project had such excellent access to transit (Caltrain, N-Line, Third Street Line Rail).

Members of the CAC and the public commented positively on the dramatic design for the project. Mr. Liu stated that the project had a series of dramatic steps near the Berry Street and mid-block walkway corner, which could be used by the public. Mr. Liu said that the steps provide a visual openness to the usable resident open space located at the podium. Mr. Neches said that a gate to the podium open space would be setback so that it did not look foreboding to members of the public. In response to questions about the price of the rental units, Mr. Hirsch said that AvalonBay's project on Block N3/Parcel 1 was estimated at $3.40 a square foot for their rental units, and Mr. Hirsch stated that Block N3/Parcel 2 would probably be under the Avalon estimates. Mr. Hirsch noted that the units on Block N3/Parcel 2 ranged in size from 500 to 1,450 square feet. Mr. Hirsch said that construction of Block N3/Parcel 2 was expected to begin in late fall 2001.

Giants Parking Lot Interim Use Proposals

Alfonso Felder of the Giants stated that the Pacific Bell would be using the southeast corner of Lot B to provide interim parking for Pacific Bell's maintenance trucks. Mr. Felder stated that the

Giants would also be providing parking for UCSF construction workers from late 2001 through 2002. Mr. Felder stated that approximately 500-600 spaces in the southwest corner of Lot B would be set-aside for UCSF construction worker parking. Mr. Felder stated that the times when UCSF would be using the parking lot would not be in conflict with Giants ballpark parking. Mr. Felder stated that the Giants pre-paid parking patrons from Lot B would be transferred to Lot A, and that the Giants would be monitoring the lots for any potential conflicts. Kevin Beauchamp stated that UCSF is pleased that the Giants could accommodate off-street parking for construction workers within the ballpark lots, and believes the interim parking use is a positive and beneficial community development. Ms. Woods stated that the vines planted at the ballpark parking lots appeared to be dead and asked that they be replaced. Mr. Felder stated that the Giants would have a landscape architect evaluate the health of the plants, and they would be replaced if necessary.

MUNI Construction Report on Ductbank Work Across Mission Creek Channel

Ben Leung of MUNI stated that MUNI would be constructing ductbanks, which are bundles of conduits, across Mission Channel Creek. Mr. Leung stated that the ductbanks would be located along Berry Street and Owens, connecting the crossing at Mission Creek to Fourth Street and would provide conduits for MUNI, DPW, DPT, Pacific Bell and PG&E to install wires and cables for electrical power, signals and control, and communication. Mr. Leung stated that Berry Street would be temporarily closed between Fourth and Fifth Street. Ms. Neches stated that the MUNI work is critical to Mission Bay since Catellus will be moving Owens Street and constructing P1 after MUNI completes its ductbank work. Ms. Woods said that she agreed with the importance of MUNI's schedule but would like to discuss hours of construction with MUNI. Mr. Leung said that some of the work might be undertaken 24 hours a day; much of it would be non-noisy work including pipe fabrication. Mr. Leung stated that MUNI hoped to advertise the construction contract on April 2nd, begin construction on June 13th, and be substantially complete on August 15th. In response to CAC questions about the ductbanks effect on P1 and boat traffic, Mr. Leung said the ductbank construction and installation would not affect either. Ms. Woods said that coordinated construction schedules for the MUNI work and Owens Street construction were essential.

Mr. Leung said he had discussed with Imperial Parking the possibility that construction staging for MUNI's ductbank work would take place on Giants parking Lot A. Mr. Leung said that construction staging would take approximately 20,000 square feet in Lot A. Mr. Felder said that he was unaware of any such arrangement with the Giants or Imperial Parking, but nonetheless, the Giants would be willing to work with MUNI to conduct their construction staging work around ballgames.

Transportation and Traffic Subcommittee Report

Ms. Woods said that the Mission Bay/Ballpark Transportation Coordinating Committee would be focusing on Mission Bay issues on May 10th from 9:30-10:00 am at DPT. Ms. Woods noted that the Fourth Street Bridge would not be operable for 1 year due to the retrofit and coordination of these City, UCSF, and Catellus Mission Bay projects has become an important issue. Mr. Beauchamp and Ms. Woods also expressed concern about the re-routing of the MUNI 22 and 45 lines to Mission Bay. Mr. Beauchamp said that he was concerned that 1800 people would soon be working at UCSF with no bus service. CAC members discussed the need to have both off-street parking for construction workers in Mission Bay and the need to create transit subsidies so that workers would use public transit to the job sites in Mission Bay.

Meeting Time Discussion

CAC members present agreed to begin the next meeting at 5:30 pm instead of 5:00 pm as a trial run for a new meeting time.

Other Matters

Mr. Beauchamp announced that Gladstone Institutes, which is affiliated with UCSF, would be purchasing property from Catellus within Blocks 41-43 in Mission Bay South to build a new research facility, which would allow Gladstone to consolidate their space in different areas of the City as well as enable Gladstone to expand. Mr. Beauchamp said that Gladstone does immunology, virology, and nerodegenerative research.

William Walker invited CAC members to a benefit for Coleman Advocates for Youth on March 15th. Mr. Walker said that the Mayor is honoring 25 people, including him, for their activism.

There meeting was adjourned.

MISSION BAY
CITIZENS ADVISORY COMMITTEE

PLEASE NOTE MEETING TIME.

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5:30 PM, Thursday, April 12, 2001
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1. Approval of the minutes of 10/12/00, 11/9/00, 1/1101, 2/8/01, 3/8/01
2. Schematic Design for landscaping surrounding Port Boat Parking Lot at P21
3. Schematic Design for Parcel 1 of Blocks 41-43, a 155,000 sq. ft. Catellus life science building, located at the corner of 16th and Owens Street
4. Basic Concept Design for Parcel 2 of Blocks 41-43, a 180,000 sq. ft. bio-research building for the J. David Gladstone Institutes, located fronting Owens Street
5. Other Matters
6. Public Comment

Items listed above for discussion may include action by the CAC.

Attachments:
1. Minutes of meeting of 2/8/01
2. Minutes of meeting of 3/8/01

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of April 12, 2001
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:
CAC Members: Kevin Beauchamp, Andrea Jones, Lonnie Lawson, Barbara Westree, Corinne Woods

Guests: Jim Meko, Joan Ruffgarden, Tim Beedle, Randall Dowler, Bruce Hart, Sean McArdle, Todd Sklar, Karen Cribbins-Kulklin, Amy Coburn, Roderick Wyllie

Staff: Tiffany Bohee, Amy Neches

Approval of Minutes

The minutes of meeting of 10/12/00, 11/9/00, 1/11/01, and 3/8/01 were tabled due to lack of a quorum.

Schematic Design for landscaping surrounding Port Boat Parking Lot at P21

Tim Beedle of Catellus said that Marta Fry Landscape Architects were the landscape architects who designed the surrounding landscaping for P21. Roderick Wyllie of Marta Fry's office described the landscaping for P21. Mr. Wyllie stated that there was a multi-use trail composed of decomposed granite for walking, biking, and running that would continue the Bayfront trail. Mr. Wyllie said that there were low berms of coastal grasses with bayside trees on the eastern side of the lot. Mr. Beedle stated that the construction of the lot and landscaping would be coordinated with the Port and the Bayview Boat Club. CAC members were concerned about Eucalyptus trees as a selected tree for the streetscape. CAC members had concerns that the Eucalyptus trees would be messy and would be inhospitable to birds. Mr. Beedle said that Eucalyptus trees on Terry Francois were consistent with the Streetscape Master Plan. In response to a request from Tiffany Bohee, Mr. Beedle said that Catellus would provide more detailed information to CAC members about the selected Eucalyptus species for Terry Francois.

Schematic Design for Parcel 1 of Blocks 41-43, a 155,000 square foot Catellus life science building, located at the corner of 16th and Owens Street

Sean McArdle of Catellus stated that Catellus was developing a 155,000 leasable square foot life science building at the corner of 16th and Owens Street. Mr. McArdle stated that the project was a "spec life science" building which would accommodate two to ten tenants; Catellus would need two tenants to make the project financial feasible. Randall Dowler of Dowler-Gruman Architects stated that the building was a 5-level lab building with lab space and lab support facilities including office/conference rooms. Mr. Dowler stated that the materials for the building included precast concrete with vision and spandrel glass. CAC members were concerned about the very industrial, "corrugated" metal that appeared on 5 levels of the building on 16th Street. Mr. Dowler stated that the metal areas on 16th served to ventilate the lab fan rooms, and that the design team was working on an architectural solution to reduce the industrial look of the fan room areas. Mr. Dowler stated that the building had metal exhaust pipes at the roof, which would be screened by a corrugated metal panel. Ms. Woods stated that there was a concern from Potrero Hill about the roofscape view and asked if it was possible to green the rooftop of the building. Mr. Dowler stated that it would not be possible to plant at the rooftop given the requirements of a lab building. In response to a question from a member of the public about lab safeguards for hazardous materials in the event of a power failure, Mr. Dowler said that the lab building would have an emergency power generator. In response to a question from the CAC about the disposal

of hazardous materials, Mr. McArdle said that UCSF has offered their services to Catellus for Environmental Health and Safety ("EHS"). Mr. McArdle said that Catellus would be able to monitor the materials discharged from each of the tenant lab facilities.

Basic Concept Design for Parcel 2 of Blocks 41-3, a 180,000 gross square foot bio-research building for the J. David Gladstone Institutes, located fronting Owens Street

Todd Sklar of Mezzatesta Sklar stated that he represented the Gladstone Institutes. Mr. Sklar stated that the Gladstone Institute had purchased Parcel 2 (1.5 acres) from Catellus to develop a 180,000 gross square foot bio-research institute for Gladstone. Mr. Sklar stated that Gladstone is affiliated with UCSF; all of the scientists at Gladstone are faculty of UCSF. Mr. Sklar stated that Gladstone scientists conduct research in cardiology, virology and immunology, and nerodegenerative disease. Mr. Sklar said that Gladstone currently employs 275 people; the new research building on Parcel 2 would accommodate 500-600 people. Mr. Sklar introduced Karen Cribbins-Kulklin of NBBJ Architects who described the site plan, program, and initial building design concept. Ms. Cribbins-Kulklin stated that the proposed 6-level lab building was located on Owens, across the street from UCSF Buildings 24 and 21. Ms. Cribbins-Kulklin said that the six levels of the building were less than 90 feet, and with the mechanical penthouse, the building was less than 110 feet in height. Ms. Cribbins-Kulklin stated that the ground floor had a lobby entrance on Owens and contained research support meeting rooms and lecture rooms, which would be available to the broader UCSF academic community. Ms. Cribbins-Kulklin stated that the northwestern side of the Gladstone site featured an 18,000 square foot "pocket plaza park," which would be developed in connection with the construction of the building. CAC members were supportive of the additional open space that was to be provided with the building.

In response to a CAC question about the park's sun exposure, Ms. Cribbins-Kulklin said that the park will have some sun exposure during the day and will not always be in shade. In response to a CAC question about how the Gladstone Institute scientists will be different from those in the Catellus life science spec building and how the building would operate differently from other lab buildings, Mr. Sklar stated that have a firm "commitment" to their research, which does not have a heavy emphasis on chemistry. Mr. Sklar added that in theory, the Gladstone Institute would have fewer emissions than a typical lab building. Ms. Cribbins-Kulklin said that the Gladstone building has fewer exhaust stacks than what is typically used in a lab building. Ms. Cribbins-Kulklin stated that the sixth level of the facility serves as an animal care facility, predominantly rodents and mice. In response to a CAC question about where the scientists would live, Mr. Sklar said that housing for their scientists was an important issue for Gladstone. Ms. Neches said that many of the scientists are expected to live in the residential buildings in Mission Bay and some would even qualify to live an affordable unit. Mr. Sklar stated that he expected the Gladstone building to commence construction in the middle of 2002 (21 months for building construction) with expected completion in first quarter of 2004.

Other Matters

The CAC welcomed Jim Meko and Joan Ruffgarden of SOMA Leadership. Kevin Beauchamp stated that UCSF is exploring options to replace the Moffit/Long Hospital and has come up with 5 possible sites in the city, two of which were in Mission Bay. Mr. Beauchamp said long-range planning efforts were underway and campus and community input would be solicited in the planning process. Mr. Beauchamp said that UCSF was investigating moving the hospital to the UCSF Mission Bay campus, but there were site space constraints, and that the other Mission Bay option was to locate the hospital on Mission Bay Blocks 33, 37, 38, 39, and x3, which are parcels located just south of the UCSF Mission Bay campus.

There was no other public comment and the meeting was adjourned.

MISSION BAY
CITIZENS ADVISORY COMMITTEE

PLEASE NOTE MEETING TIME.

5:30 PM, Thursday, May 10, 2001
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1. Approval of the minutes of 10/12/00, 11/9/00, 1/1101, 2/8/01, 3/8/01
2. Basic Concept Design for Block N4a/Parcel 3, a 246 mixed-income project with 99 Very Low-Income Units; Mission Bay North
3. Mission Bay Development Schedule Overview
4. Other Matters
5. Public Comment

Items listed above for discussion may include action by the CAC.

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of May 10, 2001
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:
CAC Members: Kevin Beauchamp, Alfonso Felder, Andrea Jones, Dick Millet, Stan Smith, William Walker, Corinne Woods

Guests: Bob Isaacson, Rod Minott, Babette Drefke, David Baker, Bill Witte, John Barkey, Harry Stark, Amy Coburn, Elizabeth Woolf, Bob Schneider, Eric Harrison

Staff: Tiffany Bohee, Amy Neches

Approval of Minutes

The minutes of meeting of 10/12/00, 11/9/00, 1/11/01, and 3/8/01 were tabled due to lack of a quorum.

Basic Concept Design for Block N4a/Parcel 3, a 245 mixed-income project with 98 Very Low-Income Units; Mission Bay North

Bill Witte of The Related Companies stated that Related and Sentre Partners had entered into an agreement with Catellus to develop Block N4a/Parcel 3, a 245 mixed-income project with 98 Very Low Income Units. Mr. Witte stated that Block N4a/Parcel 3 has a site area of about 1.6 acres, and is bounded by Berry Street to the north and Mission Creek Park to the south and the west. The project will directly abut an Agency Affordable Housing Site on Block N4a/Parcel 2 to the east. The residential program consists of 245 units, which are predominantly a mix of studios, one and two bedroom units and includes a few three-bedroom unit types. Mr. Witte stated that 60% of the units will be market rate units and 40% of the units will be Very Low Income Units. Mr. Witte stated that approximately 1,100 square feet of ground-floor retail is programmed on Berry Street. Mr. Witte introduced David Baker who is the project architect.

Mr. Baker stated that he had designed another residential building that faces the Channel on Block N3a/Parcel 2. Mr. Baker said that the Block N4a/Parcel 3 project design consists of four floors of residences in wood frame construction. The ground floor and fourth floor of the project are comprised of "loft"-style unit types with mezzanines, and the middle second and third floors of the project are comprised of flats. The residential ground floor loft-style units and retail use wrap and conceal an interior, six-level concrete parking garage. The project has a height of 55 feet on the Berry Street frontage, and the design includes the required Design for Development building stepbacks at the Mission Creek Park frontage.

Mr. Baker stated that the project had been designed in "three pieces" to alleviate the horizontal length of the building. Mr. Baker said that the project's main lobby is centrally located on Berry Street adjacent to the retail use and the leasing office with an additional building entry located on the Mission Creek Park building frontage. Mr. Baker said that the west end of the project, which is adjacent to the Mission Creek Park sports courts, also has another project entry, which leads into an at-grade resident open space courtyard.

Mr. Baker said that open space areas for the residents are provided through balconies off individual units and through the grade-level courtyard. The open space courtyard is surrounded by four levels of residential units to its north and south. The western wall of the 6-level parking garage faces the east end of the courtyard, and the western building elevation, which has a project access opening, forms the

courtyard's western boundary. Mr. Baker said that his firm would be working with Agency staff in further design development to address Agency concerns about the parking garage, which faces the courtyard and the overall design of the courtyard. Mr. Baker said that the parking for the project is provided through the 6-level interior, parking garage, which is accessed off Berry Street. Mr. Baker said that that the consolidated parking and loading entrance was an attempt to minimize curb cuts on Berry. The parking garage has a total of 195 vehicular parking spaces, which results in a parking ratio of less than 1 space per unit, and 10 bicycle parking spaces.

CAC members commented positively on the use of a consolidated parking and loading entry on Berry and the overall project massing. Corinne Woods expressed concern about the tone of the green used on the building. Ms. Neches stated that Agency staff would require as a condition of the project's approval that the project sponsors and architect work with the CAC in the development of materials colors and finishes for the project.

In response to CAC questions about the size and type of units, Ms. Neches stated that the project contained mostly one and two bedrooms and were intended to serve a different market-rate segment than the other Mission Bay residential projects. Mr. Witte stated that the unit sizes were as follows: 500 sq. ft. for a studio, 600-700 sq. ft. for a small one bedroom, 700 sq. ft. for a larger one bedroom, and 900-1050 sq. ft. for a 2 bedroom plus loft unit type. Mr. Witte stated that a number of the units would be under priced under $2000 per month. In response to a question from Mr. Walker about any stigma associated with the Very Low Income Units, Ms. Neches stated that all of the units would have identical finishes and fixtures and would be distributed on all floors and within each unit type. Ms. Neches stated that the project would be brought back to the CAC for review of the next stage of project design, Schematic Design.

Mission Bay Development Schedule Overview

Amy Coburn of Catellus distributed a Mission Bay project development schedule. Ms. Coburn stated that test piles for Block N3a/Parcel 2 and the NP1 Mission Creek overlook would be driven at the end of May and beginning of June. Catellus had issued a request for proposals for hotel developers for Block 1 in Mission Bay South, but the timeline for hotel development was still unknown. The office building on Block 26a is a Catellus spec office building; pile driving will begin in early June. Plans for the office building on 26 West were on hold; there has not been a tenant identified and "Prop M" office space allocation from Planning is still needed. Mr. Beauchamp stated that Blocks 17, 20, and 25 would be developed as interim landscaped parking lots to service the facilities for the first phase of UCSF development, and Block 21, the Campus Community Center, would begin construction shortly. Corinne Woods stated that there was dirt in Owens Street as a result of Building 24 construction, which UCSF should sweep.

Harry Stark of Catellus reviewed the public infrastructure work that would be undertaken in Mission Bay North and South. Mr. Stark stated that the first phase of the infrastructure work adjacent to Blocks 41-43 on Owens Street and 16th Streets and would be undertaken beginning in June and continuing for approximately 8 months. Mr. Stark stated that Fourth Street Bridge is scheduled to be removed for retrofit work beginning in April 2002 for a period of 422 days. Mr. Felder requested that Catellus provide temporary accommodation and access on Third Street for Giants special events. Mr. Stark stated that there would be a traffic public information program that the public can access on the Mission Bay website: www.missionbaysf.com.

Other Matters

Mr. Smith stated that he had received a letter from Bob Isaacson, dated May 8, 2001, about the design of the north and south plazas in Mission Creek Park. Mr. Isaacson summarized the issues outlined in his letter. Mr. Isaacson stated that contrary to the urban design guidelines in the Design for Development for Mission Creek North and South, the design of the north plaza had become passive and the south plaza had become active with the inclusion of the pavilion building café. Mr. Isaacson said that he retracts the statement he made in his letter about the restroom

being arbitrarily located in the south park, which was driving the urban design of the both park plazas. Mr. Isaacson stated that the café pavilion building should be removed and the restrooms relocated to another site in the park. Mr. Smith stated that the concept of the pavilion building and restrooms in the south park (P1) had already been discussed and debated. Mr. Felder stated that the passive and active labels for the north and south parks were being overstated, and that the pavilion building in the south has a real value, and that the bathroom facilities would be more welcoming to the public since they're associated with the pavilion building. Eric Harrison stated that Catellus would be developing ground floor commercial and retail fronting the Fifth Street Plaza on Block N4a/Parcel 1.

Corinne Woods requested that the use of Eucalyptus trees as streetscape trees be revisited. Ms. Woods explained that Eucalyptus trees were messy and the trees are toxic to other plants so nothing will grow underneath or around them. Ms. Neches stated that the issue would be studied and that a meeting would be arranged to review the materials and discuss the concerns associated with the use of the selected Eucalyptus trees.

Corinne Woods requested a report from Martha Walters, the Agency environmental specialist, regarding the Free Product Area in the vicinity of Pier 64. Ms. Neches stated that the Esprit Park dedication to Parks & Recreation was recently heard before the Public Health & Welfare Committee and would be heard before the full Board of Supervisors on May 14th. Ms. Neches encouraged the CAC and all those who have long worked to keep Esprit Park for the public show their support at the meeting. Eric Harrison stated that test planting began along the Channel banks on May 10th.

There were no other matters and the meeting was adjourned.

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

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TTY 415.749.2500

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Victoria Fimbres Settles
Darshan Singh

James B. Morales, Executive Director

701-03900-000

June 6, 2001

TO: Mission Bay Citizens Advisory Committee ("CAC") and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee

SUBJECT: Mission Bay CAC Meeting Notice

The Mission Bay Citizens Advisory Committee meeting of June 14, 2001 has been cancelled. The next regular meeting of the CAC will be held on Thursday, July 12, 2001, at 5:30 pm at the Catellus Mission Bay Visitor's Center, 255 Channel Street.

These meetings are open and all interested parties are invited to participate.

Please call me at 415-749-2481 for more information or any questions.

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JUL 2 9 2001

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5:30 P.M. Thursday, July 12, 2001
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1. Approval of the minutes of 10/12/00, 11/9/00, 1/11/01, 2/8/01, 3/8/01, 4/12/01

2. Schematic Design for Block N4a Parcel 1, a 145 unit mixed-income project with 78 Very Low-Income Units: Mission Bay North

3. Eucalyptus as Street Trees Subcommittee Report

4. Towers Subcommittee Report

5. Other Matters

6. Public Comment

Items listed above for discussion may include action by the CAC.

Attachment:
Minutes of 4/12/01

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of July 12, 2001
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:
CAC Members: Kevin Beauchamp, Barbara Westree, William Walker, Corinne Woods

Guests: Jim Meko, Judy West, John Barkey, Jane Chan

Staff: Tiffany Bohee, Amy Neches

Approval of Minutes

The minutes of meeting of 10/12/00, 11/9/00, 1/11/01, and 3/8/01 were tabled due to lack of a quorum.

Eucalyptus as Street Trees Subcommittee Report

Ms. Woods reported that there was a meeting to review the use of certain Eucalyptus species as street trees. Drew Detsch, Amy Neches, Amy Coburn of Catellus, and Catellus consultants Marta Fry and Susan Weiler of Olin Partnership (via phone) attended. Ms. Woods stated that there was consensus reached on using the selected Eucalyptus tree types. Corinne Woods stated that Eucalyptus trees met the designers criteria for being resistant to draught, wind, and salt, and the trees were low maintenance, had nonaggressive root systems, and were large enough to create a presence. Ms. Woods stated that Drew Detsch recommended increasing the spacing of the Eucalyptus along Terry Francois which would afford better views to the Bay rather than creating a "wall" of street trees. Ms. Coburn stated that the landscape architects would implement a larger tree spacing strategy along Terry Francois. Barbara Westree stated that she still objects to the Eucalyptus because they are non-native species, and birds cannot nest in them. Ms. Westree stated that she would have preferred palm trees along Terry Francois.

Toxics Subcommittee Report

Ms. Woods stated that there was a remediation plan for the Pier 64 Free Product Area prepared by the oil companies' consultant, Clayton Group Services, that was being reviewed by the City, the toxics subcommittee, and the Regional Water Quality Control Board. Woods stated that the plan under review called for essentially removing the oil by digging it out and taking the materials to an appropriate facility. Ms. Woods said that the current proposal by the oil company consultants for remediation of the Free Product Area was supported by the City departments, the toxics subcommittee, and the Regional Board, which is the controlling regulatory agency. Ms. Woods stated that the remediation was expected to be complete before October 2001. Ms. Woods said that Clayton Group Services would be at the Bayview Boat Club at 7:30 pm that evening to make a presentation to the community and to address concerns about noise, odor, dust, and traffic.

Schematic Design for Block N4a/Parcel 3, a 245-unit mixed-income project with 98 Very Low Income Units; Mission Bay North

Jane Chan of David Baker Architects stated that she was working on the project design for Berry Street Associates, the project developer. Berry Street Associates is a partnership between two developers, the Related Companies of California and Sentre Partners, which has entered into a development agreement with Catellus to develop Block N4a/Parcel 3, a 245 mixed-income

project with 98 Very Low Income Units. Ms. Chan stated that Block N4a/Parcel 3 has a site area of about 1.6 acres, and is bounded by Berry Street to the north and Mission Creek Park to the south and the west. The project will directly abut an Agency Affordable Housing Site to be developed on Block N4a/Parcel 2 to the east. The residential program consists of 245 units, which are predominantly a mix of studios, one and two bedroom units and includes a few three-bedroom unit types.

Ms. Neches stated that the project was 60% market rate and 40% Very Low Income, and the project would be financed through mortgage revenue bonds. Ms. Neches stated that 40% of every unit type and 40% of the total residential square footage would be allocated to the Very Low Income Units. Ms. Neches stated that the VLI units would be distributed throughout the project (no clustering) on every floor and would have identical fixtures and finishes to the market rate units. Ms. Chan stated that the parking ratio is slightly less than 1 per residential unit. The project contained 180 parking spaces and 19 secured bike spaces, which is more than the Design for Development requirement, which is 1 bike space per 20 cars.

Ms. Chan stated that the landscaping design for the resident courtyard was a great concern to Agency staff, which had issues with the singular horizontal space and lack of privacy for the ground floor residents. Ms. Chan stated that Andrea Cochran had been hired to design the landscaping for the courtyard. The courtyard design included a water feature and timber bamboo adjacent to the garage wall, which faced the courtyard, and a larger seating area/gathering space near the laundry, community room, and exercise room. Ms. Chan also said that there was a rubber surface area for residents for outdoor exercise. Ms. Chan said that a fence with vines created private outdoor space for the residents, who faced the courtyard, and additional bamboo planting throughout the courtyard broke up the linear space. Ms. Chan said that there were planter pots, raised planter areas and trees used throughout the courtyard space.

Ms. Woods reported that she met with Jane Martin, who is the color consultant for the project building materials. Ms. Woods stated that she reviewed the color paint sample board and found that the green proposed was much less harsh in tone than what was shown in the project renderings, and had no issues with the colors proposed. Ms. Woods stated that she would like the project sponsors to bring the actual stucco samples with integral color back to the CAC for review. Ms. Chan stated that the project was expected to construction in February or March 2002.

Other Matters

Ms. Woods said that at the Mission Bay Ballpark Transportation Coordinating Committee meeting, Catellus stated that Terry Francois would be rerouted to Mariposa rather than a temporary 16th Street. The CAC expressed concern about the phasing of MUNI service to Mission Bay and requested that there be a subcommittee meeting with Catellus and their transportation consultants, Wilbur Smith, and Peter Straus of MUNI Service Planning to review transit issues in lieu of a regular August CAC meeting. The August 9th CAC meeting was cancelled, and the next regular meeting of the full CAC would take place on September 13th.

There were no other matters and the meeting was adjourned.

/ San Francisco
Redevelopment Agency

770 Golden Gate Avenue
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Wilma Pomeroy Bagtas
Darshan Singh

Marcia Rosen, Executive Director

701-05101-026
August 1, 2001

TO: Mission Bay Citizens Advisory Committee and Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee

SUBJECT: **Mission Bay CAC Transportation Subcommittee Meeting Notice**

There will be a Mission Bay CAC Transportation Subcommittee meeting to discuss Muni's Service Extension Plans to Mission Bay on

Monday, August 20, 2001
5:30 pm
at the Catellus Mission Bay Visitor's Center, 255 Channel Street.

The next regular meeting of the CAC will take place on Thursday, September 13th at 5:30 pm at Catellus, 255 Channel Street.

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

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SEP - 6 2001

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5:30 PM, Thursday, September 13, 2001
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1. Approval of Minutes

2. Schematic Design for Block N3a/Parcel 1 in Mission Bay North: an Agency Affordable Housing Project with 139 Very Low Income Units for Seniors and related community and commercial space

3. Presentation on the Landscaping within Blocks 26-28

4. Update on Eucalyptus Street Trees on Terry Francois Boulevard adjacent to Blocks 26-28 and P21

5. Transportation Subcommittee Report

6. Other Matters

7. Public Comment

Items listed above for discussion may include action by the CAC.

Attachment:
Minutes of 5/10/01 and 7/12/01

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
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701-05901-026
September 13, 2001

TO: Mission Bay Citizens Advisory Committee (CAC) and Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Cancelled**

The Mission Bay CAC meeting scheduled for Thursday, September 13, 2001 at 5:30 pm at Catellus' offices has been **CANCELLED.**

The next regular meeting of the CAC will take place on Thursday, October 11th at 5:30 pm at Catellus, 255 Channel Street.

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

MISSION BAY
CITIZENS ADVISORY COMMITTEE

5:30 PM, Thursday, October 11, 2001
Catellus Mission Bay Visitor's Center
255 Channel Street

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AGENDA

1. Approval of Minutes
2. Schematic Design for Parcel 1 of Block N3a in Mission Bay North: an Agency Affordable Housing Project with 139 Very Low Income Units for Seniors and related community and commercial space
3. UCSF Block 20 Housing Project Design Presentation
4. UCSF Building 24C Design Presentation
5. Update on Eucalyptus Street Trees on Terry Francois Boulevard adjacent to Blocks 26-28 and P21
6. Other Matters
7. Public Comment

Items listed above for discussion may include action by the CAC.

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Marcia Rosen, Executive Director

701-06901-026
October 30, 2001

TO: Mission Bay Citizens Advisory Committee (CAC) and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Cancelled**

The Mission Bay CAC meeting scheduled for Thursday, November 8, 2001 at 5:30 pm at Catellus' offices has been **CANCELLED**.

The next regular meeting of the CAC will take place on Thursday, December 13th at 5:30 pm at Catellus, 255 Channel Street.

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

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NOV - 2 2001

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5:30 PM, Thursday, December 13, 2001
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1. Informational Presentation on the Archeological Resources Discovered on Parcel 2 of Block N2, an Agency Affordable Housing Site in Mission Bay North

2. Mission Bay Project Area Street Names: Discussion and Possible CAC Recommendation

3. Other Matters

4. Public Comment

Items listed above for discussion may include action by the CAC.

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San Francisco Redevelopment Agency 770 Golden Gate Ave., San Francisco, CA 94102, 749-2400, Fax 749-2585

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Darshan Singh

Marcia Rosen, Executive Director

701-07901-026
December 26, 2001

TO: Mission Bay Citizens Advisory Committee (CAC) and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Cancelled**

The Mission Bay CAC meeting scheduled for Thursday, January 10th at 5:30 pm at Catellus' offices has been **CANCELLED.**

The next regular meeting of the CAC will take place on Thursday, February 14th at 5:30 pm at Catellus, 255 Channel Street.

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

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126-0502-000
January 30, 2002

02-01-02A10:14 RCVD

TO: Mission Bay Citizens Advisory Committee (CAC) and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **February Mission Bay CAC Meeting Cancelled**

The Mission Bay CAC meeting scheduled for Thursday, February 14th at 5:30 pm at Catellus' offices has been CANCELLED.

The next regular meeting of the CAC will take place on **Thursday, March 14th at 5:30 pm at Catellus, 255 Channel Street.**

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

MISSION BAY
CITIZENS ADVISORY COMMITTEE

55

2

EMBERS

an Smith,
Chair

orinne Woods,
ice-Chair

evin Beauchamp
ck Davis
lfonso Felder
ndrea Jones
ptember Jarrett
aren Knowles-Pearce
onnie Lawson
ick Millet
ene Ogus
bby Snay
illiam Walker
arbara Westree
ex Wood

5:30 PM, Thursday, March 14, 2002
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

1. Informational Presentation from the San Francisco Public Library on the Branch Library to be located within Agency Senior Affordable Housing Site Block N3a/Parcel 1

2. Schematic Design for Parcel 2 of Blocks 41-43, an 180,000 sq. ft. bioresearch facility to be developed by the Gladstone Institutes

3. Schematic Design for Parcel 4 of Blocks 41-43, an 85,000 sq. ft. Catellus biotechnology building

4. Update on Mission Bay Projects and Infrastructure Development

5. Other Matters

6. Public Comment

Items listed above for discussion may include action by the CAC.

03-08-02A11:36 RCVD

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MAR - 8 2002

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126-0802-000
April 1, 2002

TO: Mission Bay Citizens Advisory Committee (CAC) and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Cancelled**

The Mission Bay CAC meeting scheduled for Thursday, April 11th has been CANCELLED.

The next regular meeting of the CAC will take place on **Thursday, May 9th, 5:30 pm, at the Catellus Mission Bay Visitors Center, 255 Channel Street.**

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

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Mark ...
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...Yee
Marcia Rosen, Executive Director

126-02502-000
June 5, 2002

TO: Mission Bay Citizens Advisory Committee (CAC) and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Cancelled**

The Mission Bay CAC meeting scheduled for Thursday, June 13th has been CANCELLED.

The next regular meeting of the CAC will take place on **Thursday, July 11th, 5:30 pm, at the Catellus Mission Bay Visitors Center, 255 Channel Street.**

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

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Benny Y. Yee

Marcia Rosen, Executive Director

126-03002-000
July 8, 2002

TO: Mission Bay Citizens Advisory Committee (CAC) and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Canceled**

The Mission Bay CAC meeting scheduled for Thursday, July 11th has been CANCELED.

The next regular meeting of the CAC will take place on **Thursday, August 8, 2002 at 5:30 pm at the Catellus Mission Bay Visitors Center, 255 Channel Street.**

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

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5:30 PM, Thursday, August 8, 2002
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

EMBERS

an Smith,
Chair

rinne Woods,
ice-Chair

vin Beauchamp
k Davis
fonso Felder
drea Jones
ptember Jarrett
ren Knowles-Pearce
nnie Lawson
ck Millet
ne Ogus
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illiam Walker
rbara Westree

1. Update on Mission Bay Projects and Infrastructure Development
   a. Catellus Projects
   b. Redevelopment Agency Affordable Housing Update on Rich Sorro Commons and Mission Bay Senior Community
   c. UCSF Mission Bay Campus Development
   d. MUNI Third Street Light Rail
   e. DPW Fourth Street Bridge Project
   f. Discussion on Construction Coordination and Related Issues

2. Informational Presentation from the Mayor's Office of Neighborhood Services

3. Matters Not Appearing on the Agenda

4. Public Comment (Persons wishing to address the Members on Non-Agenda, but CAC related matters).

* *Items listed above for discussion may include action by the CAC.*

* *Opportunities for Public Comment are provided after CAC discussion of each agenda item. Pursuant to the Brown Act, the CAC limits the amount of time allocated for each speaker on particular issues to no more than 3 minutes.*

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Leroy King
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Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director

126-04102-000
September 3, 2002

TO: Mission Bay Citizens Advisory Committee (CAC) and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Cancelled**

The Mission Bay CAC meeting scheduled for Thursday, September 12, 2002 has been CANCELLED.

The next regular meeting of the CAC will take place on **Thursday, October 10, 2002 at 5:30 pm at the Catellus Mission Bay Visitors Center, 255 Channel Street.**

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

09-06-02 11:25 RCVD

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Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director

126-04402-000
October 1, 2002

TO: Mission Bay Citizens Advisory Committee (CAC) and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting – October 24, 2002**

The next regular meeting of the Mission Bay CAC will take place on **October 24, 2002 at 5:30 pm at the Catellus Mission Bay Visitors Center, 255 Channel Street.** Agendas will be forwarded in advance of the meeting.

The CAC meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

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MISSION BAY
CITIZENS ADVISORY COMMITTEE

5:30 PM, Thursday, October 24, 2002
Catellus Mission Bay Visitor's Center
255 Channel Street

AGENDA

EMBERS

tan Smith,
Chair

orinne Woods,
Vice-Chair

evin Beauchamp
ick Davis
ndrea Detsch
lfonso Felder
ndrea Jones
eptember Jarrett
aren Knowles-Pearce
onnie Lawson
Dick Millet
rene Ogus
bby Snay
William Walker
arbara Westree

1. Schematic Design for Parcel X4 in Mission Bay South (499 Illinois Street), a 450,000 leasable sq. ft. office project

2. Mission Bay Park Development Update
   a. Design Update on NP1 & NP2 of Mission Creek Park
   b. Construction Update on P17 of the Commons and P1 of Mission Creek Park

3. Update on Mission Bay "Vertical" Projects and Infrastructure
   a. Catellus Vertical Projects
   b. Redevelopment Agency Affordable Housing Projects
   c. UCSF Mission Bay Campus Development
   d. MUNI Third Street Light Rail
   e. DPW Fourth Street Bridge Project
   f. Discussion on Construction Coordination, Traffic Routing, Dust Control, and Related Issues

4. Report from Catellus on Plans for Stormwater Pollution Prevention for the Street Drains and the Stormwater Trench running from Blocks 41-43 to Mission Creek

5. Matters Not Appearing On the Agenda

6. Public Comment (Persons wishing to address the Members on Non-Agenda, but CAC related matters).

** Items listed above for discussion may include action by the CAC.*

** Opportunities for Public Comment are provided after CAC discussion of each agenda item. Pursuant to the Brown Act, the CAC limits the amount of time allocated for each speaker on particular issues to no more than 3 minutes.*

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Mark Dunlop
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...Executive Director

126-04902-000
October 23, 2002

TO: Mission Bay Citizens Advisory Committee (CAC) and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Cancelled**

The Mission Bay CAC has CANCELLED its meeting scheduled for OCTOBER 24, 2002 due to the World Series Game at Pacific Bell Park.

The next regular meeting of the CAC will take place on **Thursday, November 14, 2002 at 5:30 pm at the Catellus Mission Bay Visitors Center, 255 Channel Street.**

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

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MISSION BAY
CITIZENS ADVISORY COMMITTEE

5:30 PM, Thursday, November 14, 2002
Catellus Mission Bay Visitor's Center
255 Channel Street

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AGENDA

MEMBERS

Stan Smith, Chair

Corinne Woods, Vice-Chair

Kevin Beauchamp
Jack Davis
Andrew Detsch
Alfonso Felder
Andrea Jones
Karen Knowles-Pearce
Lonnie Lawson
Dick Millet
Irene Ogus
Abby Snay
William Walker
Barbara Westree

1. Approval of Minutes

2. Schematic Design for Parcel X4 in Mission Bay South (499 Illinois Street), a 450,000 leasable sq. ft. office project (20 minutes)

3. Amended Schematic Design for Block N3/Parcel 1 in Mission Bay North, a 313 unit mixed-income rental project (20 minutes)

4. Mission Bay Park Development Update (20 minutes)
   a. Design Update on NP1 & NP2 of Mission Creek Park
   b. Construction Update on P17 of the Commons and P1 of Mission Creek Park

5. Presentation by Catellus and UCSF on the Environmental Health and Safety Plan for Mission Bay Life Science Buildings (30 minutes)

6. Matters Not Appearing On the Agenda

7. Public Comment (Persons wishing to address the Members on Non-Agenda, but CAC related matters).

** Items listed above for discussion may include action by the CAC.*

** Opportunities for Public Comment are provided after CAC discussion of each agenda item. Pursuant to the Brown Act, the CAC limits the amount of time allocated for each speaker on particular issues to no more than 3 minutes.*

Attachment: Minutes of 8/8/02

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

415.749.2400
TTY 415.749.2500

WILLIE L. BROWN, JR., Mayor

Michelle W. Sexton, President
Kathryn C. Palamountain, Vice President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director

126-05402-000
November 18, 2002

TO: Mission Bay Citizens Advisory Committee (CAC) and
Mission Bay CAC Interested Parties

FROM: Tiffany Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Notice**

The next regular meeting of the Mission Bay CAC will be held on

Thursday, January 9, 2003,
5:30 pm
at the Catellus Mission Bay Visitors Center, 255 Channel Street.

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

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MISSION BAY
CITIZENS ADVISORY COMMITTEE

5:30 PM, Thursday, January 9, 2003
Catellus Mission Bay Visitor's Center
255 Channel Street

MEMBERS

Stan Smith,
Chair

Corinne Woods,
Vice-Chair

Kevin Beauchamp
Jack Davis
Andrew Detsch
Alfonso Felder
Andrea Jones
Karen Knowles-Pearce
Lonnie Lawson
Dick Millet
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Barbara Westree

AGENDA

1. Approval of Minutes

2. Mission Bay Affordable Housing Development Update

3. Presentation from AvalonBay Communities on Revised Colors and Materials for the Amended Schematic Design for Block N3/Parcel 1 in Mission Bay North, a 313 unit mixed-income rental project

4. Construction Update on Mission Bay Infrastructure
   a. MUNI Third Street Light Rail Project
   b. DPW Fourth Street Bridge Seismic Retrofit Project
   c. Other Matters

5. Matters Not Appearing On the Agenda

6. Public Comment (Persons wishing to address the Members on Non-Agenda, but CAC related matters).

   ** Items listed above for discussion may include action by the CAC.*

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Attachment: Minutes of 11/14/02

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Mission Bay Citizens Advisory Committee
Minutes of the Meeting of January 9, 2003
San Francisco Redevelopment Agency
Meeting held at: Catellus Mission Bay Visitor's Center, 255 Channel Street

Present:
CAC Members: Kevin Beauchamp, Alfonso Felder, Stan Smith, Corinne Woods

Guests: Nathan Hong, Lea Duffy, Alyosha Verzhbinsky, Pat Wilson, Randy Valdez, Lisa Smith, Jayvon Muhammad, Judy Romano, Sharon Christen, John Solagi, Bob Schneider, Amy Coburn, Myrlem Balladares

Staff: Tiffany Bohee, Amy Neches

1. Approval of Minutes
There were no comments or changes to the minutes of November 14, 2003. Approval of the minutes was tabled due to lack of a quorum.

2. Mission Bay Affordable Housing Development Update
Amy Neches stated that the Redevelopment Agency through non-profit housing developer, Mercy Housing, expected to begin construction on the Mission Bay very low-income senior project in summer 2003 with expected completion in early 2005. Ms. Neches stated that the senior project program includes 140 units, an adult day health center, a community meeting room, and the Mission Bay branch library. Ms. Neches stated that it was infeasible to provide non-profit office space in the development so the project was being redesigned to remove the office component yet maintain the other elements of the building program and the building massing. Ms. Neches stated that while staff examined the possibility of incorporating more units on the site, it was not permitted under the Redevelopment Plan and EIR limitations on the number of residential units. Ms. Neches stated that the Agency's other affordable sites in Mission Bay North, Block N4a/Parcel 2 and Block N4/Parcel 2, could not be developed at this time since there was not enough tax increment generated from the Project Area to finance the development. Ms. Neches stated that the Governor had proposed two measures which would affect the development of affordable housing. The first proposal was a sweep of all non-committed low and moderate income funds and the second proposal was an 18-month moratorium on tax increment bonding. Ms. Neches stated that the Agency was working with the Mayor's Office, the California Redevelopment Association, and state representatives to halt these proposals. A consensus of the CAC members supported the Redevelopment Agency's efforts to develop affordable housing and public improvements and authorized Corinne Woods to draft a letter of support.

3. Presentation from AvalonBay Communities on Revised Colors and Materials for the Amended Schematic Design for Block N3/Parcel 1 in Mission Bay North, a 313 unit mixed-income rental project
Lea Duffy of GGLO Architects stated that in response to the concerns raised by the CAC in November 2002, AvalonBay and GGLO had worked with Redevelopment Agency staff to develop a new colors and materials plan. Ms. Duffy stated that the project's new colors and materials included shades of light gray cement plaster or stucco, silver metal

panels, and slate gray ceramic tiles used at the building base of the tower and at the corners bookends of the midrise. The CAC commended the project developer for its responsiveness to the CAC and commented that the revised colors and materials looked good.

4. Construction Update on Mission Bay Infrastructure

a. Muni Third Street Light Rail Project

JayVon Muhammad of MUNI distributed a construction information handout. Pat Wilson of the Port stated that there should be detour signage and lighting along Third Street. Corinne Woods stated that the changeable message sign on Terry Francois was not readable and commended the police for redirecting traffic off King/Interstate 280 onto the Berry Street detour.

b. Fourth Street Bridge Seismic Retrofit Project

June Caranto of DPW stated that Saed Toloui had left DPW and taken a job with PUC, and a new Fourth Street Project Manager would be appointed. Mr. Caranto stated that DPW would award the contract on January 31st and construction was expected to commence on April 1st. Corinne Woods stated that Mitchell Engineering had been parking on the Fourth Street Bridge and had refused to move.

5. Matters Not Appearing on the Agenda

Myrlem Balladares, building manager of Rich Sorro Commons, reported that the building's after school program included computer classes and an English as a Second Language program.

6. Public Comment

There was no public comment. The meeting was adjourned.

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

415.749.2400
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WILLIE L. BROWN, JR., Mayor

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Marcia Rosen, Executive Director

126-00603-000

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February 4, 2003

TO: Mission Bay Citizens Advisory Committee (CAC) and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Notice**

The February 13, 2003 Mission Bay CAC meeting has been CANCELLED. The next regular meeting of the Mission Bay CAC will be held on

Thursday, March 13, 2003
5:30 PM
at the Catellus Mission Bay Visitors Center, 255 Channel Street.

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

3.55
/
/03

MISSION BAY
CITIZENS ADVISORY COMMITTEE

5:30 PM, Thursday, March 13, 2003
Catellus Mission Bay Visitor's Center
255 Channel Street

MEMBERS

Stan Smith,
Chair

Corinne Woods,
Vice-Chair

Kevin Beauchamp
Jack Davis
Andrew Detsch
Alfonso Felder
Andrea Jones
Karen Knowles-Pearce
Lonnie Lawson
Dick Millet
Abby Snay
William Walker
Barbara Westree

AGENDA

1. Presentation on the Amended Mission Bay North Signage Master Plan

2. Transportation Subcommittee Report
   a. MUNI Third Street Light Rail Project
   b. DPW Fourth Street Bridge Seismic Retrofit Project
   c. Other Matters

3. Toxics Subcommittee Report

4. Presentation on the Amended Schematic Design for Block N3/Parcel 2 in Mission Bay North, a 290 Unit Rental Project

5. Report on UCSF/City Discussions on Possible Mission Bay Expansion

6. Matters Not Appearing On the Agenda

7. Public Comment (Persons wishing to address the Members on Non-Agenda, but CAC related matters).

   * *Items listed above for discussion may include action by the CAC.*

   * *Opportunities for Public Comment are provided after CAC discussion of each agenda item. Pursuant to the Brown Act, the CAC limits the amount of time allocated for each speaker on particular issues to no more than 3 minutes.*

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03

5:30 PM, Thursday, April 10, 2003
Catellus Mission Bay Visitor's Center
255 Channel Street

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AGENDA

EMBERS
an Smith,
hair
rinne Woods,
ice-Chair
vin Beauchamp
k Davis
drew Detsch
fonso Felder
drea Jones
ren Knowles-Pearce
nnie Lawson
k Millet
by Snay
lliam Walker
rbara Westree

1. Approval of Minutes of 1/9/03

2. Update on the Mission Creek Senior Community Project on Block N3a/Parcel 1, a 140 unit very low income senior rental project with an Adult Day Health Center and the Mission Bay Branch Public Library
   a. Program and Schematic Design Update
   b. Presentation from North and South of Market Adult Day Health
   c. Presentation from Friends & Foundation of the San Francisco Public Library

3. UCSF Cancer Research Building Design Presentation (Building 17C)

4. Matters Not Appearing On the Agenda

5. Public Comment (Persons wishing to address the Members on Non-Agenda, but CAC related matters).

** Items listed above for discussion may include action by the CAC.*

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Attachment: Minutes of 1/9/03

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco CA 94102

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TTY 415.749.2500

WILLIE L. BROWN JR. Mayor

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Benny Y. Yee

Marcia Rosen, Executive Director

126-02803-000

May 5, 2003

TO: Mission Bay Citizens Advisory Committee (CAC) and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Notice**

The May 8, 2003 Mission Bay CAC meeting has been CANCELLED. The next regular meeting of the Mission Bay CAC will be held on

Thursday, June 12, 2003
5:30 PM
at the Catellus Mission Bay Visitors Center, 255 Channel Street.

These meetings are open and all interested parties are invited to participate. Please contact me at 749-2481 for more information or any questions.

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Benny Y. Yee

Marcia Rosen, Executive Director

126-03303-000

June 3, 2003

TO: Mission Bay Citizens Advisory Committee ("CAC") and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Notice**

Agenda

The June 12, 2003 Mission Bay CAC meeting has been CANCELLED. The next regular meeting of the Mission Bay CAC will be held on

Thursday, July 10, 2003
5:30 PM
at the Catellus Mission Bay Visitors Center, 255 Channel Street.

These meetings are open and all interested parties are invited to participate. Please contact me at 415-749-2481 for more information or any questions.

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MISSION BAY
CITIZENS ADVISORY COMMITTEE

5:30 PM, Thursday, July 10, 2003
Catellus Mission Bay Visitor's Center
255 Channel Street

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AGENDA

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Alfonso Felder
Andrea Jones
Karen Knowles-Pearce
Connie Lawson
Dick Millet
Abby Snay
William Walker
Barbara Westree

1. Mission Bay Development Update

2. Mission Bay Park Planning & Development Update
   a. Discussion on Park Management

3. Transportation Reports
   a. Update on MUNI Third Street Light Rail Project
   b. Update on DPW Fourth Street Bridge Seismic Retrofit Project
   c. Other Matters

4. Matters Not Appearing On the Agenda

5. Public Comment (Persons wishing to address the Members on Non-Agenda, but CAC related matters).

** Items listed above for discussion may include action by the CAC.*

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126-0340[illegible]-000

August 5, 2003

TO: Mission Bay Citizens Advisory Committee ("CAC") and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bobbe, Assistant Project Manager

SUBJECT: Mission Bay CAC Meeting Notice

The Mission Bay CAC meetings scheduled for August [illegible], 2003 and September [illegible], 2003 have been CANCELLED. The next regular meeting of the Mission Bay CAC will be held on:

Thursday, October 9, 2003
5:30 PM
at the Catellus Mission Bay Visitors Center, 255 Channel Street.

These meetings are open and all interested parties are invited to participate. Please contact me at 415-749-2431 for more information or any questions.

MISSION BAY
CITIZENS ADVISORY COMMITTEE

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OCT - 6 2003

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5:30 PM, Thursday, October 9, 2003
Catellus Mission Bay Visitor's Center
255 Channel Street

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Vice-Chair

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Jack Davis
Andrew Detsch
Alfonso Felder
Andrea Jones
Karen Knowles-Pearce
Lonnie Lawson
Dick Millet
Abby Snay
William Walker
Barbara Westree

AGENDA

1. Mission Bay Block N1 "Mission Place" Development Update (entire block bounded by King, Townsend, Third and Fourth Streets)

2. Mission Bay Park Planning & Development Update

3. UCSF Parking Structure 23B Design Presentation by Stanley Saitowitz, the Project Architect

4. Transportation Reports
   a. Update on DPW Fourth Street Bridge Seismic Retrofit Project
   b. Update on MUNI Third Street Light Rail Project
   c. Other Matters

5. Matters Not Appearing On the Agenda

6. Public Comment (Persons wishing to address the Members on Non-Agenda, but CAC related matters).

** Items listed above for discussion may include action by the CAC.*

** Opportunities for Public Comment are provided after CAC discussion of each agenda item. Pursuant to the Brown Act, the CAC limits the amount of time allocated for each speaker on particular issues to no more than 3 minutes.*

CAC Attachment:

- Memorandum on Political Reform Act-Gift Limitations and Prohibitions, (Calendar Years 2003-2004), dated September 9, 2003

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco CA 94102

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126-05803-000

November 7, 2003

TO: Mission Bay Citizens Advisory Committee ("CAC") and Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Notice**

Agenda

The Mission Bay CAC meeting scheduled for November 13, 2003 has been CANCELLED. The next regular meeting of the Mission Bay CAC will be held on

Thursday, December 11, 2003
5:30 PM
at the Catellus Mission Bay Visitors Center, 255 Channel Street.

These meetings are open and all interested parties are invited to participate. Please contact me at 415-749-2481 for more information or any questions.

San Francisco
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126-06503-000

December 1, 2003

TO: Mission Bay Citizens Advisory Committee ("CAC") and
Mission Bay CAC Interested Parties

FROM: Tiffany J. Bohee, Assistant Project Manager

SUBJECT: **Mission Bay CAC Meeting Notice**

The Mission Bay CAC meeting scheduled for December 11, 2003 has been CANCELLED. The next regular meeting of the Mission Bay CAC will be held on

Thursday, January 8, 2004
5:30 PM
at the Catellus Mission Bay Visitors Center, 255 Channel Street.

These meetings are open and all interested parties are invited to participate. Please contact me at 415-749-2481 for more information or any questions.

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